

COUNTY OF PLACER
Community Development Resource Agency

Michael Johnson, AICP, Agency Director

**ENVIRONMENTAL
COORDINATION
SERVICES**

Gina Langford, Coordinator

**NOTICE OF INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION**

The project listed below was reviewed for environmental impact by the Placer County Environmental Review Committee and was determined to have no significant effect upon the environment. A proposed Mitigated Negative Declaration has been prepared for this project and has been filed with the County Clerk's office.

PROJECT: St. Joseph Mareello Church (PMPA T20080493)

PROJECT DESCRIPTION: St. Joseph Mareello Church is requesting approval of a Minor Use Permit (MUP) to develop a "house of worship" facility on a 12.8-acre site. The Catholic Church proposes to construct a new parish that is intended to serve the immediate community of Granite Bay. The proposed house of worship would be developed in two phases. **Phase I** would include a 14,350 square foot, one-story, multi-purpose building with 240 parking stalls provided onsite and playfields. **Phase II** would include a 25,000 square foot, one-story, church building (900 seats) with a total of 412 parking stalls and a 1,950 square foot addition to the multi-purpose building for a total of 16,300 square feet.

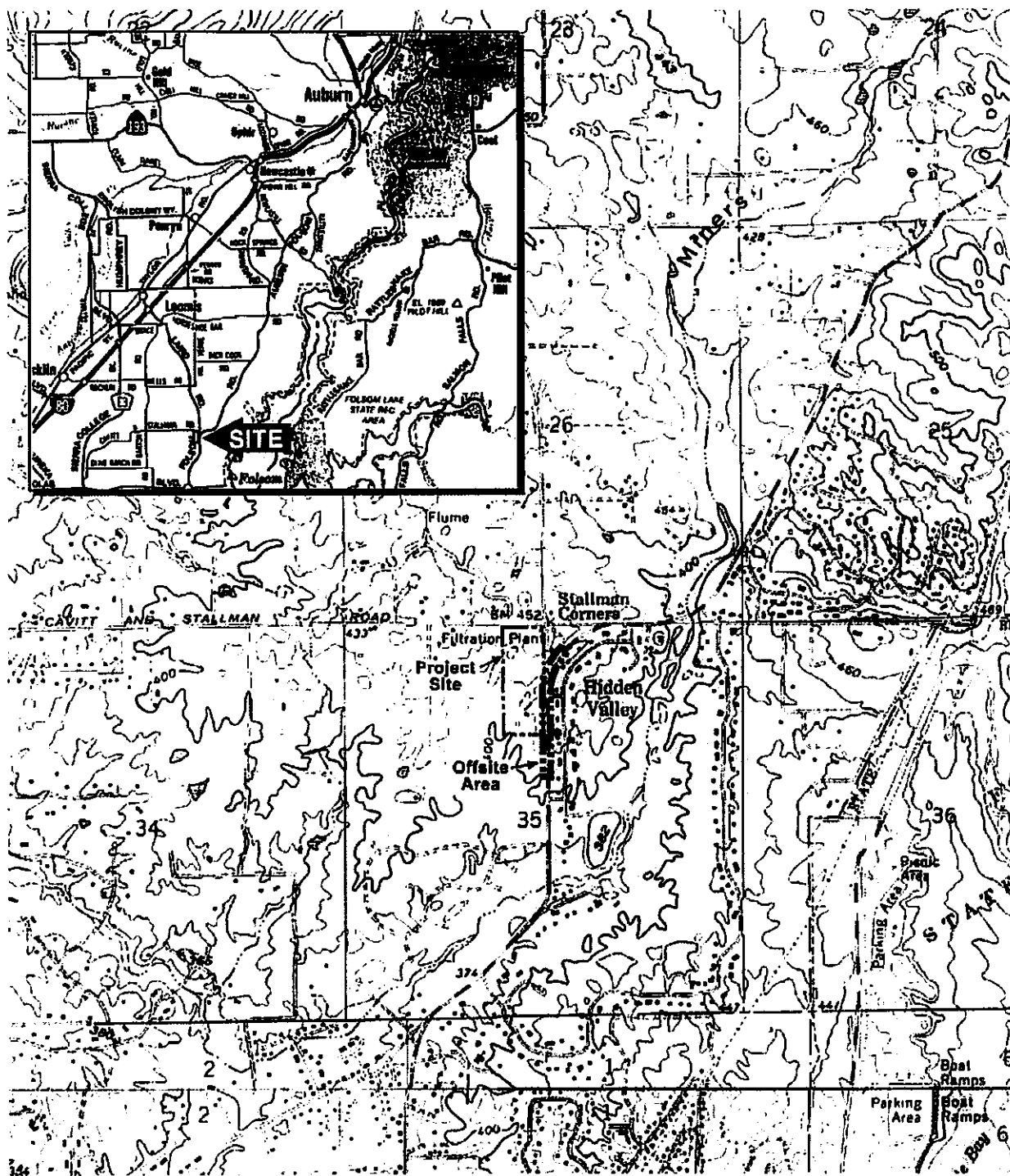
PROJECT LOCATION: The project site (2 parcels) is located on the west side of Auburn Folsom Road, south of Cavitt Stallman Road. The property addresses are 7000 Laird Road (Parcel 1) and 7200 Auburn Folsom Road (Parcel 2), in Granite Bay., Placer County

APPLICANT: RCH Group, 1640 Lead Hill Blvd, Suite 220, Roseville, CA 95661

The comment period for this document closes on **September 25, 2009**. A copy of the Negative Declaration is available for public review at the County's web site <http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcs/NegDec.aspx>, Community Development Resource Agency public counter, and at the Granite Bay Public Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Zoning Administrator. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132, between the hours of 8:00 am and 5:00 pm, at 3091 County Center Drive, Auburn, CA 95603.

Newspaper: Roseville Press Tribune,

Publish Date: Saturday, August 29, 2009



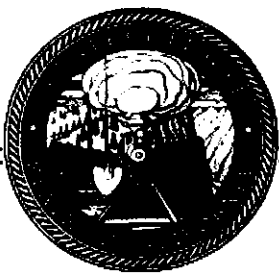
May 19, 2009

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Vicinity Map

St. Joseph Marelo Parish Church, Placer County, CA





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Community Development Resource Agency

Michael J. Johnson, AICP
Agency Director

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MITIGATED NEGATIVE DECLARATION

In accordance with Placer County ordinances regarding implementation of the California Environmental Quality Act, Placer County has conducted an Initial Study to determine whether the following project may have a significant adverse effect on the environment, and on the basis of that study hereby finds:

- ☐ The proposed project will not have a significant adverse effect on the environment; therefore, it does not require the preparation of an Environmental Impact Report and this **Negative Declaration** has been prepared.
- ☒ Although the proposed project could have a significant adverse effect on the environment, there will not be a significant adverse effect in this case because the project has incorporated specific provisions to reduce impacts to a less than significant level and/or the mitigation measures described herein have been added to the project. A **Mitigated Negative Declaration** has thus been prepared.

The environmental documents, which constitute the Initial Study and provide the basis and reasons for this determination are attached and/or referenced herein and are hereby made a part of this document.

PROJECT INFORMATION

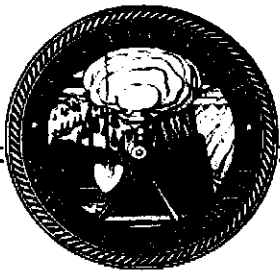
Title: St. Joseph Marelo Church	Plus# PMPA T20080493
Description: St. Joseph Marelo Church is requesting approval of a Minor Use Permit (MUP) to develop a "house of worship" facility on a 12.8-acre site. The Catholic Church proposes to construct a new parish that is intended to serve the immediate community of Granite Bay. The proposed house of worship would be developed in two phases. Phase I would include a 14,350 square foot, one-story, multi-purpose building with 240 parking stalls provided onsite and playfields. Phase II would include a 25,000 square foot, one-story, church building (900 seats) with a total of 412 parking stalls and a 1,950 square foot addition to the multi-purpose building for a total of 16,300 square feet.	
Location: The project site (2 parcels) is located on the west side of Auburn Folsom Road, south of Cavitt Stallman Road. The property addresses are 7000 Laird Road (Parcel 1) and 7200 Auburn Folsom Road (Parcel 2), in Granite Bay.	
Project Owner: Catholic Diocese of Sacramento, 2110 Broadway, Sacramento, CA 95818	
Project Applicant: RCH Group, Dave Cook, 1640 Lead Hill Blvd, Suite 220, Roseville, CA 95661	
County Contact Person: Roy Schaefer	530-745-3061

PUBLIC NOTICE

The comment period for this document closes on **September 25, 2009**. A copy of the Negative Declaration is available for public review at the County's web site (<http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcs/NegDec.aspx>), Community Development Resource Agency public counter, and at the Granite Bay Public Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Zoning Administrator. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132 between the hours of 8:00 am and 4:00 pm at 3091 County Center Drive, Auburn, CA 95603. For Tahoe projects, please visit our Tahoe Office, 565 West Lake Blvd., Tahoe City, CA 96145.

If you wish to appeal the appropriateness or adequacy of this document, address your written comments to our finding that the project will not have a significant adverse effect on the environment: (1) identify the environmental effect(s), why they would occur, and why they would be significant, and (2) suggest any mitigation measures which you believe would eliminate or reduce the effect to an acceptable level. Regarding item (1) above, explain the basis for your comments and submit any supporting data or references. Refer to Section 18.32 of the Placer County Code for important information regarding the timely filing of appeals.

RECORDER'S CERTIFICATION



COUNTY OF PLACER
Community Development Resource Agency

**ENVIRONMENTAL
COORDINATION
SERVICES**

Michael J. Johnson, AICP
Agency Director

Gina Langford, Coordinator

3091 County Center Drive, Suite 190 • Auburn • California 95603 • 530-745-3132 • fax 530-745-3003 • www.placer.ca.gov/planning

INITIAL STUDY & CHECKLIST

This Initial Study has been prepared to identify and assess the anticipated environmental impacts of the following described project application. The document may rely on previous environmental documents (see Section C) and site-specific studies (see Section I) prepared to address in detail the effects or impacts associated with the project.

This document has been prepared to satisfy the California Environmental Quality Act (CEQA) (Public Resources Code, Section 21000 et seq.) and the State CEQA Guidelines (14 CCR 15000 et seq.) CEQA requires that all state and local government agencies consider the environmental consequences of projects over which they have discretionary authority before acting on those projects.

The Initial Study is a public document used by the decision-making lead agency to determine whether a project may have a significant effect on the environment. If the lead agency finds substantial evidence that any aspect of the project, either individually or cumulatively, may have a significant effect on the environment, regardless of whether the overall effect of the project is adverse or beneficial, the lead agency is required to prepare an EIR, use a previously-prepared EIR and supplement that EIR, or prepare a Subsequent EIR to analyze the project at hand. If the agency finds no substantial evidence that the project or any of its aspects may cause a significant effect on the environment, a Negative Declaration shall be prepared. If in the course of analysis, the agency recognizes that the project may have a significant impact on the environment, but that by incorporating specific mitigation measures the impact will be reduced to a less than significant effect, a Mitigated Negative Declaration shall be prepared.

A. BACKGROUND:

Project Title: St. Joseph Mareello Church	Plus# PMPA T20080493
Entitlements: Minor Use Permit & Minor Boundary Line Adjustment	
Site Area: The proposed St. Joseph Mareello Church Site is 12.8 acres (consisting of two parcels of 6.8 and 10.4 acres in size).	APN: 035-120-021 (Parcel 1) and 035-120-023 (Parcel 2)
Location: The project site (2 parcels) is located on the west side of Auburn Folsom Road, south of Cavitt Stallman Road. The property addresses are 7000 Laird Road (Parcel 1) and 7200 Auburn Folsom Road (Parcel 2), in Granite Bay.	

Project Description:

St. Joseph Mareello Church is requesting approval of a Minor Use Permit (MUP) to develop a "house of worship" facility on a 12.8-acre site. The Catholic Church proposes to construct a new parish that is intended to serve the community of Granite Bay. The proposed house of worship would be developed in two phases. **Phase I** would include a 14,350 square foot, single-story, multi-purpose building with 217 parking stalls initially provided onsite, and a storm water retention within which playfields will be constructed in the first or second phase. A possible addition of 1,950 square foot to the multi-purpose building, for a total of 16,300 square feet, may be constructed in the first or second phase.

Phase II would include a 25,000 square foot, single-story church building (900 seats) with two bell towers, for a grand total of 41,315 square feet, and an additional 195 parking spaces for a grand total of 412 parking stalls. A Minor Boundary Line Adjustment (MBLA) is requested to reconfigure the northern parcel (035-120-021) into a 4.6-acre parcel and the southern parcel (035-120-023) into a 12.8-acre parcel.

Primary access to the site will be from a main entry located on Auburn Folsom Road, which will be widened to accommodate turn and acceleration/deceleration lanes. Secondary access will be at the connection to the southern leg of the Laird Road/Cavitt Stallman intersection to be conveyed by South Placer Fire District in

exchange for installation of an emergency signal in front of the fire station. Intersection improvements are designed to avoid an urbanized appearance and any impacts to the historic abandoned home located on the southwest corner of the intersection. There will be minimal grading and/or slope impacts at this intersection except for the removal of one non-native tree at the southwest corner of the intersection. In addition, 16 native oaks trees would need to be removed as a result of this project. Frontage improvements will be required for Auburn Folsom Road and at the intersection of Cavitt Stallman and Laird Roads. There will ultimately be 412 off-street parking spaces provided. Landscaping is proposed along the project's frontage (25-foot wide landscape buffer/setback), within the parking lot areas, and within an entry feature at the east side of the project site.

Project site:

The project site is comprised of two parcels, 10.43 acres and 6.81 acres, located on the south side of Cavitt Stallman Road and on the west side of Laird Road and Auburn Folsom Road in the Granite Bay area. The site consists of rolling terrain interspersed with granitic rock outcroppings at an elevation of approximately 425 feet. The site has widely scattered interior live oak, blue oak, and foothill pine trees. There are 2.761 acres of waters of the United States located on both parcels. The parcels include ponds, seasonal wetland swales, intermittent drainages, marshes, and seasonal wetlands. The property was used as a commercial orchard until 1938 and has been utilized for grazing and residential land uses since then. The southern parcel of the project site is currently developed with an occupied single-family residence (southwest corner of the parcel) and a large shop/barn, and the northern parcel has an abandoned historic residence (northeast corner of the parcel) with sheds and a pond. Surrounding land uses include rural residential uses to the north, south and west. To the east are a South Placer Fire Station and Auburn Folsom Road.

The project site is located within the Granite Bay Community Plan and is designated Rural Estates 4.6 acre to 20 acre minimum. The property is zoned RA-B-X-4.6 acre minimum (Residential Agricultural District combining a minimum building site size of 4.6 acres). A "House of Worship" is an allowable land use in the Residential Agricultural zone district with the approval of a Minor Use Permit (MUP).

B. ENVIRONMENTAL SETTING:

Location	Zoning	General Plan / Community Plan	Existing Conditions & Improvements
Site	RA-B-X-4.6 acre (Residential Agricultural District, Combining a minimum building site size of 4.6 acres)	Rural Estates 4.6 acre to 20 acre minimum	One parcel is developed with a single-family residence and residential accessory structures & one parcel contains an abandoned historic residence with sheds and pond
North	RA-B-X-4.6 acre (Residential Agricultural District, Combining a minimum building site size of 4.6 acres)	Rural Estates 4.6 acre to 20 acre minimum	Rural, large-lot residential uses
South	RA-B-X-4.6 acre minimum (Residential agricultural, combining a minimum building site size of 4.6 acres)	Rural Estate 4.6 acre to 20 acre minimum	Rural, large-lot residential uses
East	RA-B-X-4.6 acre minimum (Residential agricultural, combining a	Rural Estates 4.6 acre to 20 acre minimum	South Placer Fire Station & Hidden Valley Subdivision - East Side of Auburn Folsom Road

	minimum building site size of 4.6 acres) & RS-AG-B-40 (Residential Single-Family combining Agricultural District combining a minimum building site of 40,000 square feet)		
West	RA-B-X-4.6 acre minimum (Residential agricultural, combining a minimum building site size of 4.6 acres)	Rural Estates 4.6 acre to 20 acre minimum	Rural, large-lot residential uses

C. PREVIOUS ENVIRONMENTAL DOCUMENT:

The County has determined that an Initial Study shall be prepared in order to determine whether the potential exists for unmitigatable impacts resulting from the proposed project. Relevant analysis from the County-wide General Plan and Community Plan Certified EIRs, and other project-specific studies and reports that have been generated to date, were used as the database for the Initial Study. The decision to prepare the Initial Study utilizing the analysis contained in the General Plan and Specific Plan Certified EIRs, and project-specific analysis summarized herein, is sustained by Sections 15168 and 15183 of the CEQA Guidelines.

Section 15168 relating to Program EIRs indicates that where subsequent activities involve site-specific operations, the agency should use a written checklist or similar device to document the evaluation of the site and the activity, to determine whether the environmental effects of the operation were covered in the earlier Program EIR. A Program EIR is intended to provide the basis in an Initial Study for determining whether the later activity may have any significant effects. It will also be incorporated by reference to address regional influences, secondary effects, cumulative impacts, broad alternatives, and other factors that apply to the program as a whole.

The following documents serve as Program-level EIRs from which incorporation by reference will occur:

- ➔ County-wide General Plan EIR
- ➔ Granite Bay Community Plan EIR

Section 15183 states that "projects which are consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified shall not require additional environmental review, except as may be necessary to examine whether there are project-specific significant effects which are peculiar to the project or site." Thus, if an impact is not peculiar to the project or site, and it has been addressed as a significant effect in the prior EIR, or will be substantially mitigated by the imposition of uniformly applied development policies or standards, then additional environmental documentation need not be prepared for the project solely on the basis of that impact.

The above stated documents are available for review Monday through Friday, 8am to 5pm, at the Placer County Community Development Resource Agency, 3091 County Center Drive, Auburn, CA 95603.

D. EVALUATION OF ENVIRONMENTAL IMPACTS:

The Initial Study checklist recommended by the State of California Environmental Quality Act (CEQA) Guidelines is used to determine potential impacts of the proposed project on the physical environment. The checklist provides a list of questions concerning a comprehensive array of environmental issue areas potentially affected by the project (see CEQA Guidelines, Appendix G). Explanations to answers are provided in a discussion for each section of questions as follows:

- a) A brief explanation is required for all answers including "No Impact" answers.

- b) "Less Than Significant Impact" applies where the project's impacts are insubstantial and do not require any mitigation to reduce impacts.
- c) "Less Than Significant with Mitigation Measures" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The County, as lead agency, must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level (mitigation measures from earlier analyses may be cross-referenced).
- d) "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- e) All answers must take account of the entire action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts [CEQA Guidelines, Section 15063(a)(1)].
- f) Earlier analyses may be used where, pursuant to the tiering, Program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration [CEQA Guidelines, Section 15063(c)(3)(D)]. A brief discussion should be attached addressing the following:
 - ➔ **Earlier analyses used** – Identify earlier analyses and state where they are available for review.
 - ➔ **Impacts adequately addressed** – Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards. Also, state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - ➔ **Mitigation measures** – For effects that are checked as "Less Than Significant with Mitigation Measures," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- g) References to information sources for potential impacts (i.e. General Plans/Community Plans, zoning ordinances) should be incorporated into the checklist. Reference to a previously-prepared or outside document should include a reference to the pages or chapters where the statement is substantiated. A source list should be attached and other sources used, or individuals contacted, should be cited in the discussion.

I. AESTHETICS – Would the project:

1. Have a substantial adverse effect on a scenic vista? (PLN)			X	
2. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, within a state scenic highway? (PLN)				X
3. Substantially degrade the existing visual character or quality of the site and its surroundings? (PLN)			X	
4. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? (PLN)			X	

Discussion- Item I-1:

The proposed house of worship would be located adjacent to a major travel corridor (Auburn Folsom Road) with an elevation slightly lower than the road. Although this corridor is considered a scenic corridor within the Placer County scenic highway element, it has not been designated as a state scenic highway.

As a result, the Granite Bay Community Plan has design standards that are specific to several corridors within the Granite Bay Community Plan area. Auburn-Folsom Road is one of the corridors that have been designated as a Scenic Corridor within the Placer County Scenic Highway element and the following design standards will apply:

- Landscaping - Specific Standards - The planting of one theme tree shall be required for every 100 feet of property frontage along Auburn-Folsom Road. The theme trees selected for Auburn-Folsom Road are the following oak species: Blue Oak, Valley Oak, Interior Live Oak, Coast Live Oak, Red Oak & Holly Oak. Where existing trees meet the theme tree standard, this requirement may be waived upon approval of the Design Review Committee. The understory shall emphasize the use of native materials including: Toyon, Wild Lilac, Redbud & Manzanita. There shall be an average of four trees required for each 100 lineal feet of project frontage. At least 50% of the trees/shrubs in each project front shall be evergreen.
- Lighting - Light standards to be used shall be reviewed and approved by the Development Review Committee.
- Trails - All development proposals shall be required to provide area for a multi-purpose trail where fronting this road. The trail shall be a minimum of four feet wide.
- Setbacks - All properties shall maintain a 25 foot scenic setback/buffer area along the Auburn-Folsom Road corridor outside of the ultimate right-of-way. Within this buffer area, vegetation removal shall be kept to a minimum and revegetation of all disturbed areas shall be required. No solid fences, walls or other permanent structures shall be erected within this setback (other than individual project entries approved by Design Review Committee).

Although the rural character of the site will be changed by the proposed project, the setback/buffer, native plantings and other measures identified above will prevent significant impacts from occurring along this section of roadway. No mitigation measures are required.

Discussion- Item I-2:

The proposed project will not substantially damage scenic resources within a state scenic highway as it is not located within a state scenic highway. However, there are design standards that apply to several corridors within the Granite Bay Community Plan area. Auburn Folsom Road is one of the corridors that have been designated as a scenic corridor within the Placer County scenic highway element. One of the design standards is a requirement that all properties shall maintain a 25-foot scenic setback/buffer area along the Auburn Folsom Road corridor outside of the ultimate right-of-way. This project has incorporated the 25-foot wide landscape buffer adjacent to Auburn Folsom Road.

Discussion- Item I-3:

The existing visual character of the site can be described as rural residential development (Parcel 1) and abandoned rural residential uses (Parcel 2), with scenic foreground and background views of annual grasslands, oak trees, and rural residential land uses to the north, south and west. The proposed house of worship, with

buildings totaling 41,300 square feet, would be single-story structures with a maximum height of 36 feet for the multipurpose building, and 50 feet for the church which will have two matching bell towers each with a height of 57.5 feet (plus architectural features of an additional 10 feet). The proposed buildings would be visible from adjacent rural properties, and from Auburn Folsom Road. Placement of the multi-purpose building is proposed 30 feet from the western property boundary and 380 feet from the western edge of Auburn Folsom Road. The main church will be set 135 feet from the western property boundary and 270 feet from Auburn Folsom Road. Both buildings will be set among some of the larger trees that will remain, and the grading of the building pads and parking areas has been designed to maintain the natural slope of the site from the north to the south. Extensive landscaping will be planted within the 25-foot wide scenic setback/buffer area along Auburn Folsom Road. The planting of one theme tree (Blue Oak, Valley Oak, Interior Live Oak, Coast Live Oak, Red Oak or Holly Oak) shall be required for every 100 feet of property frontage along Auburn Folsom Road. The impact of the proposed project on the visual environment is not considered potentially significant as the two church structures will be set back at least 240 feet from the eastern (Auburn Folsom Road) property boundary and the playfields will be set back 300 feet from the eastern property boundary. The parking lots will be located behind a 25-foot wide landscaping buffer adjacent to Auburn Folsom Road and down shielded lighting will be required. The extensive landscaping and increased setback/buffer area and implementation of the required design features will prevent a significant impact with regard to the visual character of the site. No mitigation measures are required.

Discussion Item I-4: The proposed house of worship will introduce new lighting sources to the area that include pole mounted lights within parking lot, building lights, and landscape/entrance feature lighting. In addition, California Mission style architecture featuring arches, colonnades, and low sloping roofs, would be integrated into the existing and proposed landscaping.

This project would not create a new source of substantial light or glare because all proposed parking lot and exterior structure lighting would be subject to approval for design, location and intensity (photometrics) consistent with Rural Design Guidelines. Additionally, a 240-foot setback from Auburn Folsom Road and the 25-foot landscape buffer would provide a low visual profile from the road with regard to the proposed structures. No mitigation measures are required.

II. AGRICULTURAL RESOURCE – Would the project:

1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (PLN)				X
2. Conflict with General Plan or other policies regarding land use buffers for agricultural operations? (PLN)		X		
3. Conflict with existing zoning for agricultural use, or a Williamson Act contract? (PLN)		X		
4. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland (including livestock grazing) to non-agricultural use? (PLN)			X	

Discussion- Item II-1:

The project site is not considered prime farmland, unique farmland, or farmland of statewide or local importance.

Discussion- Item II-2,3:

The proposed house of worship would be consistent with the Granite Bay Community Plan land use, as designated and underlying Residential Agricultural zone district. However, the project site is located in an area where residential agricultural parcels exist and there is the potential that existing and future agricultural operations could be adversely impacted by the proposed development. The County has adopted a "Right to Farm" ordinance which allows existing agricultural operations to continue, in a manner consistent with the underlying zoning. A condition of project approval shall provide notification to the property owner that agricultural operations may take place on

adjacent/surrounding parcels, and the approval of this project shall not impact the ability of existing and future agricultural operations to continue in a manner consistent with the underlying zoning regulations. Implementation of this mitigation measure will reduce any potential impacts to a less than significant level. The proposed project would not conflict with any Williamson Act contract as there is no Williamson Act contract on the subject parcels.

Mitigation Measures- Item II-2,3:

MM II.1 Notification shall be provided to the property owner(s) of the County's Right to Farm Ordinance, which discloses the potential effects of residing near on-going agricultural operations. This statement shall inform the property owner(s) that farm operators have a "right to farm" their lands despite potential nuisance to neighboring properties, including noise, odors, and use of toxic and hazardous materials. (PD)

Discussion Item- II-4: The proposed house of worship is limited to on-site development and off-site road improvements to Laird Road south of Cavitt Stallman and Auburn Folsom road. The northern parcel has been utilized for horse pasture, the southern parcel (used as an orchard as early as 1938) has not been recently used for agricultural use. The development of the proposed project will not involve other changes that would significantly impact land used for agricultural purposes. No mitigation is required.

III. AIR QUALITY – Would the project:

1. Conflict with or obstruct implementation of the applicable air quality plan? (APCD)			X	
2. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (APCD)		X		
3. Result in a cumulatively considerable net increase of any criteria for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (APCD)		X		
4. Expose sensitive receptors to substantial pollutant concentrations? (APCD)			X	
5. Create odors affecting a substantial number of people? (APCD)			X	

DISCUSSION - ITEM III-1:

The Placer County Air Pollution Control District has primary responsibility for the control of air pollution from local sources. The District analyzes the impacts of a proposed project on ambient air quality and the exposure of people, especially sensitive individuals, to hazardous pollutant concentrations. The pollutants of concern include both criteria pollutants and toxic air contaminants.

At the federal level, the California Clean Air Act (CCAA) is administered by the United States Environmental Protection Agency (USEPA). The USEPA is also responsible for establishing the National Ambient Air Quality Standards (NAAQS) required under the 1977 CAA and subsequent amendments. At the state level, the CCAA is administered by the California Air Resources Board (CARB) and by the Air Quality Management Districts at the regional and local levels.

The project is located in the Sacramento Air Basin portion of Placer County. The Sacramento Air Basin is designated as non-attainment for the federal and state ozone standard and non-attainment for the state particulate matter (PM₁₀).

The St. Joseph Marelo Church project proposes the construction of a 14,350 square foot, one-story, multi-purpose building, 240 parking stalls provided onsite and playfields, a 25,000 square foot, one-story, church building (900 seats) with a total of 412 parking stalls and a 1,950 square foot addition to the multi-purpose building for a total of 16,300 square feet. The project, as proposed, would not conflict with the Placer County Air Quality Management Plan to attain the federal and state ambient air quality standards. No mitigation measures are required.

DISCUSSION ITEMS III-2,3:

This proposed project is located in the Sacramento Valley Air Basin portion of Placer County. This area is designated as non-attainment for the federal and state ozone standard and non-attainment for the state particulate matter standard. According to the project analysis, the project will result in an increase in regional and local emissions from construction and operation.

The project's related short & long term air pollutant emissions will result primarily from diesel-powered construction equipment, trucks hauling building supplies, vehicle exhaust, landscape maintenance equipment, water heater and air conditioning energy use. Based on the proposed project, the short-term construction emissions for NOx may be above the District thresholds. The operational emissions are not above the District's threshold; however, the project will contribute to cumulative particulate matter emissions in Placer County.

Implementation of the following mitigation measures will reduce the projects air quality impacts to less than significant levels. These conditions will be monitored as part of the County's inspection and monitoring functions that will occur during the improvement plan review and construction process.

Mitigation Measures- Items III-2,3:

MM III.1 Prior to the approval of Grading/Improvement Plans, the applicant shall submit a Construction Emission / Dust Control Plan to the Placer County APCD. This plan must address the minimum Administrative Requirements found in section 300 and 400 of APCD Rule 228, Fugitive Dust. The applicant shall not break ground prior to receiving APCD approval of the Construction Emission / Dust Control Plan.

Include the following standard note on the Improvement/Grading Plan: The prime contractor shall submit to the District a comprehensive inventory (i.e. make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower or greater) that will be used an aggregate of 40 or more hours for the construction project. The inventory shall be updated, beginning 30 days after any initial work on site has begun, and shall be submitted on a monthly basis throughout the duration of the project, except that an inventory shall not be required for any 30-day period in which no construction activity occurs. At least three business days prior to the use of subject heavy-duty off-road equipment, the project representative shall provide the District with the anticipated construction timeline including start date, and name and phone number of the property owner, project manager, and on-site foreman.

Prior to the approval of Grading/Improvement Plans, the applicant shall provide a plan to the Placer County APCD for approval by the District demonstrating that the heavy-duty (> 50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average 20 percent NOx reduction and 45 percent particulate reduction compared to the most recent CARB fleet average. Acceptable options for reducing emissions may include use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available.

MM III.2 Include the following standard note on the Improvement/Grading Plan: Construction equipment exhaust emissions shall not exceed District Rule 202 Visible Emission limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified by APCD to cease operations and the equipment must be repaired within 72 hours. Additional information regarding Rule 202 can be found at: <http://www.placer.ca.gov/Departments/Air/Rules.aspx>

MM III.3 Include the following standard note on the Improvement/Grading Plan: If required by the Department of Engineering and Surveying and/or the Department of Public Works, the contractor shall have a pre-construction meeting for grading activities. The contractor shall invite the Placer County APCD to the pre-construction meeting in order to discuss the construction emission/dust control plan with employees and/or contractors.

MM III.4 Include the following standard note on the Improvement/Grading Plan: The contractor shall suspend all grading operations when fugitive dust exceeds Placer County APCD Rule 228 (Fugitive Dust) limitations. The prime contractor shall be responsible for having an individual who is CARB-certified to perform Visible Emissions Evaluations (VEE). This individual shall evaluate compliance with Rule 228 on a weekly basis. It is to be noted that fugitive dust is not to exceed 40% opacity and not go beyond property boundary at any time. If lime or other drying agents are utilized to dry out wet grading areas they shall be controlled as to not to exceed Placer County APCD Rule 228 Fugitive Dust limitations.

MM III.5 Prior to the approval of Grading/Improvement Plans, an enforcement plan shall be established, and submitted to the APCD for review, in order to weekly evaluate project-related on-and-off- road heavy-duty vehicle engine emission opacities, using standards as defined in California Code of Regulations, Title 13, Sections 2180 -

2194. An Environmental Coordinator, hired by the prime contractor or property owner, and who is CARB-certified to perform Visible Emissions Evaluations (VEE), shall routinely evaluate project related off-road and heavy duty on-road equipment emissions for compliance with this requirement. Operators of vehicles and equipment found to exceed opacity limits will be notified by APCD and the equipment must be repaired within 72 hours.

MM III.6 Include the following standard note on the Improvement/Grading Plan: During construction, no open burning of removed vegetation shall be allowed. All removed vegetative material shall be either chipped on site or taken to an appropriate disposal site.

MM III.7 Include the following standard note on the Improvement/Grading Plan: The prime contractor shall be responsible for keeping adjacent public thoroughfares clean of silt, dirt, mud, and debris, and shall "wet broom" the streets if silt, dirt, mud or debris is carried over to adjacent public thoroughfares. Dry mechanical sweeping is prohibited.

MM III.8 Include the following standard note on the Improvement/Grading Plan: During construction, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less.

MM III.9 Include the following standard note on the Improvement/Grading Plan: The prime contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) exceed 25 miles per hour and dust is impacting adjacent properties.

MM III.10 Include the following standard note on the Improvement/Grading Plan: The contractor shall apply water to control dust, as required by Rule 228, Fugitive Dust, to prevent dust impacts offsite. Operational water truck(s), shall be onsite, at all times, to control fugitive dust. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site.

MM III.11 Include the following standard note on the Improvement/Grading Plan: During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment.

MM III.12 Include the following standard note on the Improvement/Grading Plan: The contractor shall use CARB ultra low diesel fuel for all diesel-powered equipment. In addition, low sulfur fuel shall be utilized for all stationary equipment.

MM III.13 Include the following standard note on the Improvement/Grading Plan: The contractor shall utilize existing power sources (e.g., power poles) or clean fuel generators rather than temporary diesel power generators.

MM III.14 Include the following standard note on the Improvement/Grading Plan: All on-site stationary equipment which is classified as 50 hp or greater shall either obtain a state issued portable equipment permit or a Placer County APCD issued portable equipment permit

MM III.15 If a Traffic Plan is required elsewhere within these conditions of approval, the Placer County APCD shall also receive a copy of the plan for review. APCD recommendations within the plan may include, but not be limited to: use of public transportation, and satellite parking areas with a shuttle service.

MM III.16 Prior to the approval of Grading/Improvement Plans, issuance of a Grading Permit, Design Review approval, the applicant shall provide a landscaping plan for review and approval by the Design/Site Review Committee. As required by the Placer County APCD, landscaping shall include native drought-resistant species (plants, trees and bushes) in order to reduce the demand for irrigation and gas powered landscape maintenance equipment. In addition, a maximum of 25% lawn area is allowed on site. As a part of the project design, the applicant shall include irrigation systems which efficiently utilize water (e.g., prohibit systems that apply water to non-vegetated surfaces and systems which create runoff). In addition, the applicant shall install water-efficient irrigation systems and devices, such as soil moisture-based irrigation controls, rain "shut off" valves, or other devices as reviewed and approved by the Design Site Review Committee.

MM III.17 Prior to building permit approval, the applicant shall show, on the plans submitted to the Building Department, that electrical outlets shall be installed on the exterior walls of both the front and back of all residences or all commercial buildings to promote the use of electric landscape maintenance equipment.

MM III.18 Prior to building permit approval, the applicant shall show, on the plans submitted to the Building Department, provisions for construction of new residences, and where natural gas is available, the installation of a gas outlet for use with outdoor cooking appliances, such as a gas barbecue or outdoor recreational fire pits.

MM III.19 Prior to the issuance of a Building Permit, the applicant shall show that all flat roofs with parapets shall include a white or silver cap sheet to reduce energy demands.

MM III.20 Prior to approval of the project's Improvement Plans, the applicant shall show that on-site bicycle racks are provided, as required by the Placer County APCD.

DISCUSSION ITEM III-4:

The proposed project is not expected to adversely impact sensitive receptors due to the project related long-term emissions being below the District's significant thresholds. Therefore, the impacts to any potential sensitive groups are less than significant.

DISCUSSION ITEM III-5:

The project would result in additional air pollutant emissions generated by diesel-powered construction equipment, and vehicle exhaust from traffic that could create odors. However, the long-term operational emissions (vehicle traffic) from this project alone will not exceed the District's significant thresholds. Therefore, potential impacts from odors will be less than significant.

IV. BIOLOGICAL RESOURCES – Would the project:

1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish & Game or U.S. Fish & Wildlife Service? (PLN)		X		
2. Substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number of restrict the range of an endangered, rare, or threatened species? (PLN)			X	
3. Have a substantial adverse effect on the environment by converting oak woodlands? (PLN)				X
4. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations or by the California Department of Fish & Game or U.S. Fish & Wildlife Service? (PLN)			X	
5. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (PLN)		X		
6. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (PLN)		X		
7. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (PLN)		X		
8. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation				X

plan? (PLN)				
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Discussion- Items IV-1,2,4:

Bruce D. Barnett, Ph. D., conducted a Biological Resources Assessment of the project area on July 12, 2008. On-site habitat consists primarily of disturbed annual grassland with widely scattered oaks, riparian scrub, riparian woodland, emergent marsh, and seep habitats. The majority of plant species within this habitat type consist of introduced annual grasses and broad-leaved plants that persist as a result of continued disturbance (e.g., grazing, mowing, spraying)

The consultant determined the possible occurrence of special-status (i.e., endangered, threatened, or rare) plant and wildlife species within the project site and vicinity through habitat information collected during the July 2008 field review of the project site, the previous 2006 special-status species assessment conducted by ECORP consulting, and query updates of the California databases. There are currently no documented occurrences of special-status species within the project site; those recorded special-status species that could be supported by habitats present at the project site are discussed in the following sections.

Seven plant species generated by the data search are endemic to a special habitat type comprised of unique soil substrates known as the "Pine Hill Formation", which is an area of approximately 30,000 acres located near Cameron Park in Eldorado County. The project site is not part of the Pine Hill Formation and, consequently, these seven plant species would not occur at the project site. Plant species that could potentially be supported by existing habitats at the project site, but were not detected during the appropriate blooming period during the July 2008 survey, include: Jepson's onion, Brandegee's clarkia, Boggs Lake hedge-hyssop, and Sanford's arrowhead. The absence of vernal pools, mesic (i.e., well-drained) grasslands, or habitats with alkali soil substrates also preclude many of the remaining species that would not be supported by existing habitats at the project site.

The absence of vernal pools and other niche habitats preclude the presence of the majority of special-status wildlife species generated by the data search. The riparian woodland at the project site could, however, provide suitable nesting habitat for Cooper's hawk, and white-tailed kite, while the open grassland habitat of the project site could provide suitable foraging habitat for these species, as well as the Swainson's hawk.

Only one special status plant species are known to be present onsite. A single blue elderberry shrub was identified along the extreme eastern boundary of the project site. Mitigation measures would be required as a result of the project to ensure that impacts remain less than significant.

Mitigation Measure- Items IV-1,2,4:

MM IV-1: A qualified biologist shall conduct a pre-construction survey prior to approval of final improvement plans to determine the presence of VELB habitat. The information gathered in this survey would include the number of elderberry stems greater than 1-inch in diameter and the number of emergence holes in these stems for each elderberry shrub encountered. If no VELB habitat is found within 100 feet of the project, then no further mitigation is required.

If VELB habitat exists within 100 feet of the project, then the U.S. Fish and Wildlife Service (USFWS) Conservation Guidelines for the Valley Elderberry Longhorn Beetle shall be implemented and coordination shall be initiated to determine appropriate avoidance or mitigation measures.

In accordance with these guidelines, any removed elderberry bushes shall be replanted in a location as near as possible to the site from which they were removed. Removal and transplanting of project-impacted elderberry plants shall occur in the dormant season, from November 15th to February 15th, to minimize impacts to these plants. If VELB are present in the project area, no trimming or removal of elderberry bushes shall occur during construction.

Discussion- Items IV-3,7:

Sierra Nevada Arborists prepared an Arborist Report for the project site on August 29, 2006. The Arborist Report identified 90 trees (2 valley oaks, 26 interior live oaks, and 2 blue oaks, as well as other native and non-native trees) on the site. Sixteen native oak trees would need to be removed as a result of this project. The majority of the inventoried trees are located in the western half of the property, along fence lines, or near drainage areas on site.

Effective January 1, 2005, Senate Bill 1334 established Public Resources Code Section 21083.4, the State's first oak woodlands conservation standards for CEQA. This new law creates two requirements for counties: 1) counties must determine whether or not a project that results in the conversion of oak woodlands will have a significant effect; and 2) if there may be a significant effect, counties must employ specific mitigation measures. The subject site is not considered an oak woodlands as it does not contain 10 percent or more oak canopy cover. As such, the proposed removal of twelve oak trees is subject to the Placer County Tree Preservation Ordinance and the following mitigation measure will be implemented.

Mitigation Measure- Items IV-3,7:

MM IV.1 As outlined in the Placer County Tree Ordinance, a contribution of \$100 per diameter inch at breast height for each protected oak tree removed or impacted, or the current market value, as established by an Arborist, Forester or Registered Landscape Architect, of the replacement trees, including the cost of installation, shall be paid to the Placer County Tree Preservation Fund. These fees must be paid prior to issuance of Improvement Plans.

MM IV.2 The applicant shall install a 4' tall, brightly colored (usually yellow or orange), synthetic mesh material fence (or an equivalent approved by the DRC) at the following locations prior to any construction equipment being moved on-site or any construction activities taking place:

- At the limits of construction, outside the drip line of all trees 6" dbh (diameter at breast height), or 10" dbh aggregate for multi-trunk trees, within 50' of any grading, road improvements, underground utilities, or other development activity, or as otherwise shown on the Tentative Map.

No development of the site, including grading, will be allowed until this mitigation is satisfied. Any encroachment within these areas, including drip lines of trees to be saved, must first be approved by the DRC. Temporary fencing shall not be altered during construction without written approval of the DRC. No grading, clearing, storage of equipment or machinery, etc., may occur until a representative of the DRC has inspected and approved all temporary construction fencing. This includes both on-site and off-site improvements. Efforts should be made to save trees where feasible. This may include the use of retaining walls, planter islands, pavers, or other techniques commonly associated with tree preservation.

Discussion Item IV-5:

The US Army Corps of Engineers verified a delineation of 2.73 acres of waters of the United States prepared by ECORP Consulting, Inc. on the subject property in December of 2005. An updated delineation by Bruce D. Barnett, Ph. D added an offsite feature along Auburn Folsom Road containing .0351 acres, for a total of 2.761-acres of waters of the United States (seasonal wetland - 0.065 acre, seasonal wetland swale - 0.073, marsh - 0.663 acre, seep - 0.351 acre, intermittent drainage - 0.952 acre, pond - 0.621 acre, and off-site improvements - 0.035 acre). The proposed development would impact 1.651 acres of all types previously listed. The applicant has proposed mitigation by utilizing a wetland mitigation bank. Mitigation measures for all identified impacts will be developed in consultation with Placer County and representatives of responsible and trustee agencies.

Mitigation Measure Item IV.5:

MM IV.3: Where off-site mitigation has been determined to be acceptable for compensation of wetland/riparian impacts, the applicant or agent shall provide mitigation as follows:

1) Provide written evidence that compensatory habitat has been established through the purchase of mitigation credits at a County-qualified wetland mitigation bank. The amount of money required to purchase credits shall be equal to the amount necessary to replace wetland or riparian habitat acreage and resource values including compensation for temporal loss. The total amount of habitat to be replaced is 1.651-acres of wetland. The exact amount of habitat impact shall be determined during the Improvement Plan process. Evidence of payment, which describes the amount and type of habitat purchased at the bank site, must be provided to the County prior to issuance of Improvement Plans.

MM IV.4: Prior to approval of Improvement/Grading Plans, the applicant shall furnish to the DRC, evidence that the U. S. Army Corps of Engineers, the California Department of Fish & Game (CDFG) (if applicable), and the U. S. Fish and Wildlife Service (if applicable) have been notified by certified letter regarding the existence and removal of wetlands, streams, ponds and/or vernal pools on the property. Additionally, a permit is required from the Army Corps of Engineers; the permit shall be obtained and copies submitted to DRC prior to acceptance of Improvement Plans.

Discussion- Item IV-6:

The ECORP Biological Resources Assessment identified the white-tailed kite and other raptor species as present or with a high potential for occurrence on the project site. Therefore, there is a high potential for raptors to nest on the site. The following mitigation measure shall be implemented for the proposed project to reduce potential impacts to a less than significant level:

Mitigation Measure- Item IV-6:

MM IV.5: Prior to any grading or tree removal activities, during the raptor nesting season (March 1 - September 1), a focused survey for raptor nests shall be conducted by a qualified biologist. A report summarizing the survey shall be provided to Placer County and the California Department of Fish & Game (CDFG) within 30 days of the completed survey. If an active raptor nest is identified appropriate mitigation measures shall be developed and implemented in consultation with CDFG. If an active raptor nest is identified appropriate mitigation measures shall be developed and implemented in consultation with CDFG. If construction is proposed to take place between March 1st and September 1st, no construction activity or tree removal shall occur within 500 feet of an active nest (or greater distance, as determined by the CDFG). Construction activities may only resume after a follow up survey has been conducted and a report prepared by a qualified raptor biologist indicating that the nest (or nests) is no longer active, and that no new nests have been identified. A follow up survey shall be conducted 2 months following the initial survey, if the initial survey occurs between March 1st and July 1st. Additional follow up surveys may be required by the DRC, based on the recommendations in the raptor study and/or as recommended by the CDFG. Temporary construction fencing and signage as described herein shall be installed at a minimum 500 foot radius around trees containing active nests. If all project construction occurs between September 1st and March 1st no raptor surveys will be required. Trees previously approved for removal by Placer County, which contain stick nests, may only be removed between September 1st and March 1st. A note which includes the wording of this condition of approval shall be placed on the Improvement Plans. Said plans shall also show all protective fencing for those trees identified for protection within the raptor report.

Discussion- Item IV.8:

At the present time, Placer County has not adopted a Habitat Conservation Plan or a Natural Communities Conservation Plan. As such, there would be no impact to such plans.

V. CULTURAL RESOURCES – Would the project:

1. Substantially cause adverse change in the significance of a historical resource as defined in CEQA Guidelines, Section 15064.5? (PLN)				X
2. Substantially cause adverse change in the significance of a unique archaeological resource pursuant to CEQA Guidelines, Section 15064.5? (PLN)			X	
3. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (PLN)				X
4. Have the potential to cause a physical change, which would affect unique ethnic cultural values? (PLN)				X
5. Restrict existing religious or sacred uses within the potential impact area? (PLN)				X
6. Disturb any human remains, including those interred outside of formal cemeteries? (PLN)			X	

Discussion- Item V-1:

A Cultural Resource Assessment by Peak & Associates, Inc. dated September, 2008 and updated May, 2009, concluded that there was no evidence of prehistoric or historic sites within the project site and that no historical resources were present in the project area. However, two sites (EC-06-68 - a single family residence & EC-06-69 - a small concrete structure) were recorded within the parcel to the north of the current project area. EC-06-68 is potentially eligible for the National Register of Historic Places. The initial Field Survey result was part of the Cultural Resources Survey Report prepared by ECORP Consulting, Inc. dated July of 2006. The two historic sites (northeast corner of APN 035-120-021) have been fenced off and the proposed 12.8-acre church project site would not impact this area. The current project was revised to in order to avoid any impacts to the northeast corner of the parcel to the north of the church project site.

In addition, two known cultural resources are located within 0.5 miles of the project property. These sites are identified as CA-PLA-P-31-63 (historic metal cable) and CA-PLA-P-31-237-H (debris scatter and cellar foundation).

The proposed project will not impact any of these adjacent cultural resources.

Discussion- Items V-2,6:

The previous cultural resources reports (Peak and Associates, 2008 and ECORP Consulting, 2006) did not identify any kind of an archaeological resource or burial ground within the project boundary. As such, the proposed project will not disturb any human remains, including these interred outside of formal cemeteries. However, standard conditions of approval shall be included in the project approvals and included on the Improvement Plans that indicates the following:

"If any archaeological artifacts, exotic rock (non-native), or unusual amounts of shell or bone are uncovered during any on-site construction activities, all work must stop immediately in the area and an archaeologist retained to evaluate the deposit. The Placer County Planning Department and Department of Museums must also be contacted for review of the archaeological find(s).

If the discovery consists of human remains, the Placer County Coroner and Native American Heritage Commission must also be contacted. Work in the area may only proceed after authorization is granted by the Placer County Planning Department. A note to this effect will be provided on the Improvement Plans for the project.

Following a review of the new find and consultation with appropriate experts, if necessary, the authority to proceed may be accompanied by the addition of development requirements which provide protection of the site and/or additional mitigation measures necessary to address the unique or sensitive nature of the site."

With these standard conditions any impacts to unknown resources will remain less than significant. No mitigation measures are required.

Discussion- Item V-3:

The site has no potential to yield significant fossils. As such, the proposed project is expected to have no significant impact on paleontologic resources. Although no mitigation measures are required, standard construction conditions will apply to this project and state "a note shall be placed on the improvement plans that if paleontological resources are discovered on-site, the applicant shall retain a qualified paleontologist to observe grading activities and salvage fossils as necessary. The paleontologist shall establish procedures for paleontological resource surveillance and shall establish, in cooperation with the project developer, procedures for temporarily halting or redirecting work to permit sampling, identification, and evaluation of fossils. If major paleontological resources are discovered, which require temporarily halting or redirecting of grading, the paleontologist shall report such findings to the project developer, and to the Placer County Department of Museums and Planning Department. The paleontologist shall determine appropriate actions, in cooperation with the project developer, which ensure proper exploration and/or salvage. Excavated finds shall be offered to a State-designated repository such as Museum of Paleontology, U.C. Berkeley, the California Academy of Sciences, or any other State-designated repository. Otherwise, the finds shall be offered to the Placer County Department of Museums for purposes of public education and interpretive displays. These actions, as well as final mitigation and disposition of the resources shall be subject to approval by the Department of Museums. The paleontologist shall submit a follow-up report to the Department of Museums and Planning Department which shall include the period of inspection, an analysis of the fossils found, and present repository of fossils".

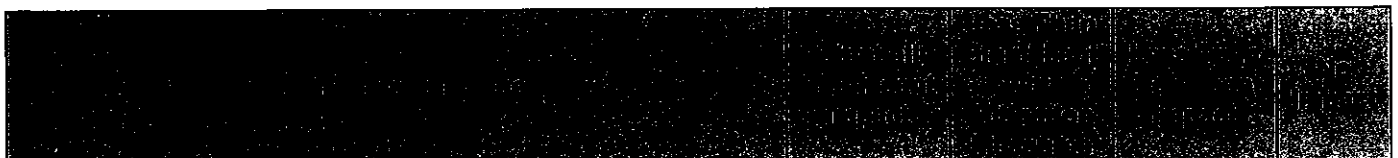
Discussion Item- V-4:

The proposed project does not have the potential to cause a physical change that would affect unique ethnic cultural values. The project site is not currently used in such a way as to sustain unique ethnic cultural values, and therefore will not result in a physical change that could affect unique ethnic cultural values.

Discussion- Item V-5:

The proposed project will not restrict existing religious or sacred uses within the potential impact area, as the project site is not used for religious or sacred uses. Furthermore, there is no evidence of existing religious or sacred uses on the site or the surrounding areas.

VI. GEOLOGY & SOILS – Would the project:



1. Expose people or structures to unstable earth conditions or changes in geologic substructures? (ESD)				X
2. Result in significant disruptions, displacements, compaction or overcrowding of the soil? (ESD)		X		
3. Result in substantial change in topography or ground surface relief features? (ESD)		X		
4. Result in the destruction, covering or modification of any unique geologic or physical features? (ESD)				X
5. Result in any significant increase in wind or water erosion of soils, either on or off the site? (ESD)		X		
6. Result in changes in deposition or erosion or changes in siltation which may modify the channel of a river, stream, or lake? (ESD)		X		
7. Result in exposure of people or property to geologic and geomorphological (i.e. Avalanches) hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? (ESD)			X	
8. Be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? (ESD)				X
9. Be located on expansive soils, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property? (ESD)				X

Discussion- Items VI-1,4,8:

A preliminary Geotechnical Report was prepared for the project. The project area is underlain by Mesozoic intrusive rock of the Sierra Nevada batholiths and related plutons ranging in composition from diorite to granite. The soil is Andregg coarse sandy loam, rocky, 2 to 15 percent slope and is a moderately deep, well drained soil underlain by weathered granitic bedrock. Near surface soils encountered in test pits consisted predominantly of residual soils resulting from the weathering of the granitic parent rock. The soil was medium dense, silty sands (SM) in the upper two feet, grading to a medium dense, poorly graded sands (SP) to approximately six feet below existing grades. Below the residual soils are slightly weathered, decomposed granitic rock. The Report does not identify any unique geologic or physical features for the soil that would be destroyed or modified and did not identify any severe soil limitations. The Report does not identify the site as located on a geological unit or soil that is unstable or that will become unstable as a result of the project. Construction of the proposed buildings and associated parking/roadway improvements will not create any unstable earth conditions or change any geologic substructure resulting in unstable earth. Therefore, there is no impact.

Discussion- Items VI-2,3:

This project proposal will result in the construction of two new buildings with associated infrastructure including driveway, parking area, sewer, drainage, and water. To construct the improvements proposed, potentially significant disruption of soils on-site will occur, including excavation/compaction for the on-site building, driveway and parking area improvements, foundations, and various utilities. Approximately 12.8 acres will be disturbed by grading activities. The project proposes to grade approximately 30,000 cubic yards on site with a balanced site. In addition, there are potentially significant impacts that may occur from the proposed changes to the existing topography. The project proposes a maximum cuts and fills on the site of 11' as identified on the preliminary grading plan and in the project description. The project's site specific impacts associated with soil disruptions and topography changes can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures-Items VI-2,3:

MM VI.1 The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per the requirements of Section II of the Land Development Manual [LDM] that are in effect at the time of submittal) to the Engineering and Surveying Department (ESD) for review and approval. The plans shall show all conditions for the project as well as pertinent topographical features both on- and off-site. All existing and proposed utilities and easements, on-site and adjacent to the project, which may be affected by planned construction, shall be shown on the

plans. All landscaping and irrigation facilities within the public right-of-way (or public easements), or landscaping within sight distance areas at intersections, shall be included in the Improvement Plans. The applicant shall pay plan check and inspection fees. (NOTE: Prior to plan approval, all applicable recording and reproduction cost shall be paid). The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process and/or DRC review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans. Record drawings shall be prepared and signed by a California Registered Civil Engineer at the applicant's expense and shall be submitted to the ESD prior to acceptance by the County of site improvements.

Conceptual landscape plans submitted prior to project approval may require modification during the Improvement Plan process to resolve issues of drainage and traffic safety. (ESD)

MM VI.2 All proposed grading, drainage improvements, vegetation and tree removal shall be shown on the Improvement Plans and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of the DRC. All cut/fill slopes shall be at 2:1 (horizontal:vertical) unless a soils report supports a steeper slope and the Engineering and Surveying Department (ESD) concurs with said recommendation.

The applicant shall revegetate all disturbed areas. Revegetation undertaken from April 1 to October 1 shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project Improvement Plans. It is the applicant's responsibility to assure proper installation and maintenance of erosion control/winterization during project construction. Where soil stockpiling or borrow areas are to remain for more than one construction season, proper erosion control measures shall be applied as specified in the Improvement Plans/Grading Plans. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the ESD.

Submit to the ESD a letter of credit or cash deposit in the amount of 110% of an approved engineer's estimate for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. Upon the County's acceptance of improvements, and satisfactory completion of a one-year maintenance period, unused portions of said deposit shall be refunded to the project applicant or authorized agent.

If, at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the DRC/ESD for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the DRC/ESD to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body. (ESD)

Discussion-Items VI-5,6:

The disruption of the soil discussed in Items 2 and 3 above increases the risk of erosion and creates a potential for contamination of storm runoff with disturbed sediment or other pollutants introduced through typical grading practices. In addition, this soil disruption has the potential to modify the existing on site drainageways by transporting erosion from the disturbed area into local drainageways. Discharge of concentrated runoff after construction could also contribute to these impacts in the long-term. Erosion potential and water quality impacts are always present and occur when soils are disturbed and protective vegetative cover is removed. It is primarily shaping of building pads, grading for transportation systems and construction for utilities that are responsible for accelerating erosion and degrading water quality. The project would increase the potential for erosion impacts without appropriate mitigation measures. The project's site specific impacts associated with erosion can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures Items VI-5,6:

MM VI.3,4,5: Water quality Best Management Practices (BMPs), shall be designed according to the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and/or for Industrial and Commercial, (and/or other similar source as approved by the Engineering and Surveying Department (ESD)).

Construction (temporary) BMPs for the project include, but are not limited to: Fiber Rolls (SE-5), Straw Bale Barrier (SE-9), Straw Wattles, Storm Drain Inlet Protection (SE-10), Hydroseeding (EC-4), Silt Fence (SE-1), Stabilized Construction Entrance (TC-1), and revegetation techniques.

MM VI.6 Projects with ground disturbance exceeding one-acre that are subject to construction stormwater quality permit requirements of the National Pollutant Discharge Elimination System (NPDES) program shall obtain such permit from the State Regional Water Quality Control Board and shall provide to the Engineering and Surveying

Department evidence of a state-issued WDID number or filing of a Notice of Intent and fees prior to start of construction.

MM VI.7 This project is located within the area covered by Placer County's municipal stormwater quality permit, pursuant to the National Pollutant Discharge Elimination System (NPDES) Phase II program. Project-related stormwater discharges are subject to all applicable requirements of said permit. BMPs shall be designed to mitigate (minimize, infiltrate, filter, or treat) stormwater runoff in accordance with "Attachment 4" of Placer County's NPDES Municipal Stormwater Permit (State Water Resources Control Board NPDES General Permit No. CAS000004).

Discussion- Item VI-7:

The project is located within Placer County. The California Department of Mines and Geology classifies the project site as a low severity earthquake zone. The project site is considered to have low seismic risk with respect to faulting, ground shaking, seismically related ground failure and liquefaction. However, there is a potential for the site to be subjected to at least moderate earthquake shaking during the useful life of any future buildings. The project will be constructed in compliance with the California Building Code, which includes seismic standards. Therefore, this impact is less than significant.

Discussion- Item VI-9:

According to the United States Department of Agriculture (USDA) Soil Survey of Placer County, the United States Department of Agriculture ~ Natural Resources Conservation Service Web Soil Survey, and the preliminary Geotechnical Report, the site has no shrink/swell limitations. The project will also be constructed in compliance with the California Building Code. Therefore, this impact is less than significant.

VII. HAZARDS & HAZARDOUS MATERIALS – Would the project:

1. Create a significant hazard to the public or the environment through the routine handling, transport, use, or disposal of hazardous or acutely hazardous materials? (EHS)				X
2. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (EHS)			X	
3. Emit hazardous emissions, substances, or waste within one-quarter mile of an existing or proposed school? (APCD)				X
4. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (EHS)				X
5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (PLN)				X
6. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing in the project area? (PLN)				X
7. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (PLN)			X	
8. Create any health hazard or potential health hazard? (EHS)				X

9. Expose people to existing sources of potential health hazards? (EHS)			X	
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Discussion- Item VII-1:

The project will not create a significant hazard to the public or the environment through the routine handling, transport, use, or disposal of hazardous or acutely hazardous materials.

Discussion- Item VII-2:

Construction of the proposed project will likely involve the short term use and storage of hazardous materials typically associated with grading and construction, such as fuel and similar substances. All materials will be used, stored, and disposed of in accordance with applicable federal, state, and local laws including California Occupational Safety and Health Administration requirements and manufacturer's instructions. Therefore, the proposed project does not pose a significant hazard resulting from accident or upset conditions involving the release of hazardous materials. No mitigation measures are required.

Discussion- Item VII-3:

Based upon the project analysis, the project is not expected to emit hazardous emissions.

Discussion- Item VII-4:

The project will not be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Discussion Item VII.5:

The project site is not located within an airport land use plan or within two miles of a public airport or public use airport and therefore the project would not result in safety hazards for people residing or working in the project area.

Discussion Item VII.6:

The project site is not located within the vicinity of a private airstrip and therefore would not result in a safety hazard for people residing in the project area.

Discussion Item VII.7:

The proposed project would replace annual grassland and oak tree areas with structures, parking lots and landscape areas and would reduce the risk of wildland fires. However, the structures are within a rural residential area that contains more vegetation than urban areas. A Minor Use Permit Condition of Approval would require that a will serve letter be required from the serving fire district and the buildings will be constructed according to fire safe building codes. No mitigation is required.

Discussion- Item VII-8:

This project will not create a health hazard or potential health hazard.

Discussion- Item VII-9:

A Phase 2 Environmental Site Assessment Limited Soils Investigation Report (Soils Report) dated January 4, 2008 and a Final Preliminary Environmental Assessment Equivalent Report (PEA) dated May 2, 2008 were conducted for this property by LFR Inc. The Soils Report stated that the property has historically been used for residential and agricultural purposes; the property was developed with orchards from at least 1938 until sometime in the 1950s. An excavation containing debris was observed on the property in the vicinity of the barn on the southern parcel and the report documents verbal accounts of prior occupants of the property improperly disposing of hazardous wastes in the vicinity of the barn. The consultant states in the soils report that the contents of the excavation near the barn, which consisted of non-hazardous debris and hazardous waste, were removed and properly disposed. Soil testing was conducted at several locations throughout the property in order to evaluate the presence of potential residual contamination resulting from past uses of the property, such as improper disposal and/or storage of solid waste and hazardous waste and the application of agricultural chemicals. Soil sampling analytical results indicate that the maximum concentrations of constituents of concern at the property are below California Human Health Screening Levels for all target analytes. The PEA report concludes that "...current site conditions do not pose a health threat under an unrestricted use scenario" and does not recommend further investigation. The PEA report was reviewed by the California Department of Toxic Substances Control (DTSC) and a "No Further Action" letter was issued on May 5, 2008.

The PEA notes that additional debris pits may be present at other locations on the project site and recommends that LFR, Inc. and DTSC be notified if suspected debris pits are encountered during construction of the project. In order to prevent contamination of soil and/or groundwater resulting from improper disposal of solid

waste and/or hazardous waste in debris pits, the project proponent shall notify DTSC and Placer County Environmental Health Services if suspected debris pits are encountered during construction of the project. This will be required as a project condition of approval. Therefore, the potential for exposure to existing health hazards is less than significant. No mitigation measures are required.

VIII. HYDROLOGY & WATER QUALITY – Would the project:

1. Violate any potable water quality standards? (EHS)				X
2. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lessening of local groundwater supplies (i.e. the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (EHS)			X	
3. Substantially alter the existing drainage pattern of the site or area? (ESD)			X	
4. Increase the rate or amount of surface runoff? (ESD)		X		
5. Create or contribute runoff water which would include substantial additional sources of polluted water? (ESD)		X		
6. Otherwise substantially degrade surface water quality?(ESD)		X		
7. Otherwise substantially degrade ground water quality? (EHS)		X		
8. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard boundary or Flood Insurance Rate Map or other flood hazard delineation map? (ESD)				X
9. Place within a 100-year flood hazard area improvements which would impede or redirect flood flows? (ESD)				X
10. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (ESD)				X
11. Alter the direction or rate of flow of groundwater? (EHS)				X
12. Impact the watershed of important surface water resources, including but not limited to Lake Tahoe, Folsom Lake, Hell Hole Reservoir, Rock Creek Reservoir, Sugar Pine Reservoir, French Meadows Reservoir, Combie Lake, and Rollins Lake? (EHS, ESD)		X		

Discussion- Item VIII -1:

This project will not rely on groundwater wells as a potable water source. Potable water for this project will be treated water from Placer County Water Agency. Therefore, the project will not violate water quality standards with respect to potable water.

Discussion- Item VIII -2:

This project will not utilize groundwater and will not deplete groundwater supplies. The project will ultimately allow for the construction of a church and associated driveways and parking lots that will create an impermeable surface

on a portion of the property. This impermeable surface may slightly reduce the rate of groundwater recharge. However, a portion of the property will remain unimproved and the impact to groundwater recharge is less than significant. No mitigation measures are required.

Discussion- Item VIII-3:

A preliminary drainage report was prepared by the applicant's engineer. The existing site primarily consists of native vegetation and slopes from northeast to southwest. Drainage runoff is conveyed mainly by overland surface runoff and within drainage swales. There are two manmade ponds on the site, one of which is proposed to be filled in. Runoff leaves the site along the westerly and southerly property lines in four locations. All the runoff leaving the site comes together approximately 300' south of the southwest corner of the project site. The project has analyzed a drainage system that will change the on site drainage patterns due to the construction of the proposed building, parking area, as well as an underground storm drain systems. The project will collect runoff from the site and convey and discharge the runoff to the existing drainage discharge points. The proposed improvements change the direction of existing on site surface water runoff due to the proposed on-site improvements. However, the change in direction from existing on site surface runoff is less than significant as the overall on site watershed runoff continues to be conveyed to the same existing discharge points as the pre-development conditions and ultimately into the same existing drainage swale flowing west of the project site. Therefore, this impact is less than significant.

Discussion- Item VIII-4:

The proposed project has the potential to increase the stormwater runoff amount and volume. The potential for increases in stormwater runoff have the potential to result in downstream impacts. A preliminary drainage report was prepared for the project. The post project flows identified in the report indicated an increase in flows from pre-development levels of a maximum of approximately 7.5 cfs for the 100 year storm event. The project is located in a portion of the Dry Creek Watershed Flood Control Plan area where on site detention is recommended. The project proposes to ensure that the quantity of post development peak flow from the project is, at a minimum, no more than the pre-development peak flow quantity by installing detention facilities.

The post development volume of runoff has the potential to be higher due to the increase in proposed impervious surfaces; however, this is considered to be less than significant because the project proposes detention facilities designed to handle the increases in peak flow. Furthermore, existing drainage facilities are designed to handle peak flow runoff which is typically larger than any increases in volume of runoff.

A final drainage report will be prepared and submitted with the site improvement plans for County review and approval in order to monitor the preliminary report drainage calculations and results. The proposed project's impacts associated with increases in runoff can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Item VIII-4:

Refer to text in Mitigation Measures: MM VI.1, MM VI.2

MM VIII.1 Prepare and submit with the project Improvement Plans, a drainage report in conformance with the requirements of Section 5 of the LDM and the Placer County Storm Water Management Manual that are in effect at the time of submittal, to the Engineering and Surveying Department for review and approval. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the improvements, all appropriate calculations, a watershed map, increases in downstream flows, proposed on- and off-site improvements and drainage easements to accommodate flows from this project. The report shall identify water quality protection features and methods to be used both during construction and for long-term post-construction water quality protection. "Best Management Practice" (BMP) measures shall be provided to reduce erosion, water quality degradation, and prevent the discharge of pollutants to stormwater to the maximum extent practicable.

MM VIII.2 Storm water run-off shall be reduced to pre-project conditions through the installation of retention/detention facilities. Retention/detention facilities shall be designed in accordance with the requirements of the Placer County Storm Water Management Manual that are in effect at the time of submittal, and to the satisfaction of the Engineering and Surveying Department (ESD). Maintenance of these facilities shall be provided by the project owners/permittees unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance. The ESD may, after review of the project drainage report, delete this requirement if it is determined that

drainage conditions do not warrant installation of this type of facility. In the event on-site detention requirements are waived, this project may be subject to payment of any in-lieu fees prescribed by County Ordinance. No retention/detention facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

MM VIII.3 This project is subject to the one-time payment of drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Chapter 15, Article 15.32, Placer County Code.) The current estimated development fee is \$33,216 for the 12.8 acre parcel, payable to the Engineering and Surveying Department prior to Building Permit issuance. The actual fee shall be that in effect at the time payment occurs.

Discussion-Items VIII-5,6:

The construction of the proposed improvements has the potential to degrade water quality. Stormwater runoff naturally contains numerous constituents; however, urbanization and urban activities including development and redevelopment typically increase constituent concentrations to levels that potentially impact water quality. Pollutants associated with stormwater include (but are not limited to) sediment, nutrients, oils/greases, etc. The proposed urban type development has the potential to result in the generation of new dry-weather runoff containing said pollutants and also has the potential to increase the concentration and/or total load of said pollutants in wet weather stormwater runoff. The proposed project's impacts associated with water quality can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures Item VIII-5,6:

Refer to text in Mitigation Measures: MM VI.1, MM VI.2, MM VI.3, MM VI.4, MM VI.5, and MM VIII.1

MM VIII.4 Water quality Best Management Practices (BMPs), shall be designed according to the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and/or for Industrial and Commercial, (and/or other similar source as approved by the Engineering and Surveying Department (ESD)).

Storm drainage from on- and off-site impervious surfaces (including roads) shall be collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins, filters, etc. for entrapment of sediment, debris and oils/greases or other identified pollutants, as approved by the ESD. BMPs shall be designed at a minimum in accordance with the Placer County Guidance Document for Volume and Flow-Based Sizing of Permanent Post-Construction Best Management Practices for Stormwater Quality Protection. Post-development (permanent) BMPs for the project include, but are not limited to: Vegetated Swale (TC-30), Water Quality Inlets (TC-50), Storm Drain Signage (SD-13), etc. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

All BMPs shall be maintained as required to insure effectiveness. The applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation. Proof of on-going maintenance, such as contractual evidence, shall be provided to ESD upon request. Maintenance of these facilities shall be provided by the project owners/permittees unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance. Prior to Improvement Plan or Final Map approval, easements shall be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance.

MM VIII.5 All stormwater runoff shall be diverted around trash storage areas to minimize contact with pollutants. Trash container areas shall be screened or walled to prevent off-site transport of trash by the forces of water or wind. Trash containers shall not be allowed to leak and must remain covered when not in use.

Discussion- Item VIII -7:

Prior residential and agricultural uses of the property were served by individual water wells and onsite sewage disposal systems. There are two residences existing on the project site. The project applicant states that the residence currently located on the northern portion of the project site (APN 035-120-021) is not habitable and the project does not propose to use the structure as a dwelling. The residence on the southern portion of the project site (APN 035-120-023) will be demolished as part of the project application. Environmental Health Services has no record of proper destruction of the water well(s) and onsite sewage disposal system(s) that are associated with prior uses of the property. Unused and un-maintained water wells can act as open conduits to groundwater; they can be a means of entry for contamination resulting from runoff of surface water, including irrigation water, roadway runoff, and other types of pollution. Likewise, an improperly abandoned sewage disposal system could create a potentially significant impact to groundwater quality. This is a potentially significant impact and the following mitigation measures will ensure that impacts remain less than significant.

Mitigation Measures Item VIII-7:

MM VIII.1: All existing water wells located on the project site shall be properly destroyed by a licensed well driller, under permit with Environmental Health Services. All onsite sewage disposal systems located on the project site shall be properly destroyed under permit with Environmental Health Services. The water wells and onsite sewage disposal systems located on APN 035-120-023 shall be properly destroyed prior to issuance of a demolition permit for the existing dwelling, prior to any grading activities and prior to issuance of a grading permit. The water wells and onsite sewage disposal systems located on APN 035-120-021 shall be destroyed prior to final occupancy approval for the church. If the existing structure on APN 035-120-021 has not been demolished or relocated from the parcel prior to issuance of a certificate of final occupancy for the church, the structure will be converted to nonhabitable storage prior to issuance of a certificate of final occupancy. If the structure is converted to nonhabitable storage, the structure will remain as nonhabitable storage until it is connected to treated water and public sewer service.

Discussion- Items VIII-8,9,10:

The project site is not located within a 100-year flood hazard area as defined and mapped by the Federal Emergency Management Agency (FEMA). The project improvements are not proposed within a local 100-year flood hazard area and no flood flows would be redirected after construction of the improvements. The project site is not located within any levee or dam failure inundation area. Therefore, there is no impact.

Discussion- Item VIII -11:

The project will not utilize groundwater, therefore it will not alter the direction or rate of flow of groundwater.

Discussion-Item VIII-12:

The proposed project is located within the Miners Ravine tributary of the Dry Creek watershed. The proposed project's impacts associated with impacts to surface water quality can be mitigated to a less than significant level by implementing the following mitigation measures (refer to mitigation measures within this document as identified below):

Mitigation Measures Item VIII-12:

Refer to text in Mitigation Measures: MM VI.1, MM VI.2, MM VI.3, MM VI.4, MM VI.5, MM VIII.1, MM VIII.4, and MM VIII.5

IX. LAND USE & PLANNING – Would the project:

1. Physically divide an established community? (PLN)				X
2. Conflict with General Plan/Community Plan/Specific Plan designations or zoning, or Plan policies adopted for the purpose of avoiding or mitigating an environmental effect? (EHS, ESD, PLN)			X	
3. Conflict with any applicable habitat conservation plan or natural community conservation plan or other County policies, plans, or regulations adopted for purposes of avoiding or mitigating environmental effects? (PLN)				X
4. Result in the development of incompatible uses and/or the creation of land use conflicts? (PLN)			X	
5. Affect agricultural and timber resources or operations (i.e. impacts to soils or farmlands and timber harvest plans, or impacts from incompatible land uses)? (PLN)			X	
6. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? (PLN)				X

7. Result in a substantial alteration of the present or planned land use of an area? (PLN)			X	
8. Cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration? (PLN)				X

Discussion Item IX-1:

The proposed house of worship will not physically divide an established community.

Discussion Item IX-2:

The project site is located within the Granite Bay Community Plan and designated Rural Estates 4.6 acre to 20 acre minimum. The property is zoned RA-B-X-4.6 acre minimum (Residential Agricultural, combining a minimum building site size of 4.6 acres). A house of worship would be consistent with the land use designation and would be consistent with the underlying Residential Agricultural zone district, with approval of a Minor Use Permit. Houses of worship are generally considered compatible with rural residential land uses; the proposed project appears to be in scale with what was contemplated by the Granite Bay Community Plan. The proposed project would provide landscaping and screening, increased setbacks, circulation planning, and a variety of other site design measures (Granite Bay Community Plan design standards for a Scenic Corridor) to minimize impacts. These measures will reduce visual impacts. As proposed, the project is consistent with policies in the Granite Bay Community Plan as they relate to the size, scale, and character of land development.

The proposed project does not conflict with General Plan/Community Plan/Specific Plan policies related to grading, drainage, and transportation. Therefore, there is no impact and no mitigation measures are required.

Discussion Item IX-3:

At the present time, Placer County has not adopted a Habitat Conservation Plan or a Natural Communities Conservation Plan. As such, there would be no impact to such plans.

Discussion Items IX.4,5:

The proposed house of worship would be consistent with the Granite Bay Community Plan land use, as designated and underlying Residential Agricultural zone district. There are currently no existing agricultural operations or timber resources occurring on-site but the property is located in an area where residential agricultural parcels exists and there is the potential that existing and future agricultural operations could be adversely impacted by the proposed development. The County has adopted a "Right to Farm" ordinance which allows existing agricultural operations to continue, in a manner consistent with the underlying zoning. A condition of project approval shall provide notification to the property owner that agricultural operations may take place on adjacent/surrounding parcels, and the approval of this project shall not impact the ability of existing and future agricultural operations to continue in a manner consistent with the underlying zoning regulations. Implementation of this mitigation measure will reduce any potential impacts to a less than significant level.

Mitigation Measures Items IX.4,5:

MMIX.1: Notification shall be provided to the property owner(s) of the County's Right to Farm Ordinance, which discloses the potential effects of residing near on-going agricultural operations. This statement shall inform the property owner(s) that farm operators have a "right to farm" their lands despite potential nuisance to neighboring properties, including noise, odors, and use of toxic and hazardous materials. (PD)

Discussion Item IX-6:

The proposed house of worship will not disrupt or divide the physical arrangement of an established community.

Discussion Item IX-7:

The project site is located in a rural residential setting and currently contains a developed parcel and a parcel with an abandoned residence and accessory structures. The proposal to construct a house of worship will not substantially alter the present or planned land use of the area as this land use would be consistent with the Granite Bay Community Plan land use designation and underlying Residential Agricultural zone district because a house of worship, although not a residential use, supports the needs of a rural community and is an allowed use.

Discussion Item IX-8:

The proposed project will not cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration.

X. MINERAL RESOURCES – Would the project result in:

1. The loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (PLN)				X
2. The loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (PLN)				X

Discussion Item X-1:

No mineral resources that would be of value to the region are known to occur on this site, or in the immediate vicinity.

Discussion Item X-2: The proposed project would not result in the loss of availability of a locally-important mineral resource recovery site.

XI. NOISE – Would the project result in:

1. Exposure of persons to or generation of noise levels in excess of standards established in the local General Plan, Community Plan or noise ordinance, or applicable standards of other agencies? (PLN)			X	
2. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (PLN)			X	
3. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (PLN)			X	
4. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (PLN)				X
5. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (PLN)				X

Discussion- Items XI-1,2:

An Environmental Noise Assessment (ENA) was required for the St. Joseph Marella Church project. The Noise Assessment dated March 7, 2008 was prepared by j.c. brennan & associates and a letter dated March 27, 2009 updated the study based upon the current plans. The proposed project is predicted to comply with the applicable Placer County exterior and interior noise level standards without the inclusion of any noise reduction measures.

An interior noise level of 40 decibel (dB) and equivalent sound level (Leq) is applied to churches in the Placer County General Plan Noise Element and the Granite Bay Community Noise Element. Interior traffic noise

levels for the church would comply with the Placer County General Plan Noise Element and the Granite Bay Community Plan Noise Element interior noise level criterion of 40 dB leq.

The primary noise sources associated with the proposed project are on-site parking lot activities and sports fields / playground activities. The predicted noise levels for the parking lot was applied at the nearest adjacent residential property lines to the east and north of the project site. The predicted noise levels for the sports fields/playground activities was applied at the nearest adjacent residential property line to the east (440 feet from the center of the proposed sports fields). The parking lot levels would comply with the County's 55 dB leq daytime exterior noise level standard. In addition, the sports field/playgrounds are predicted to comply with the Placer County Noise Ordinance standards for non-transportation noise sources.

These conclusions are based upon the project site plan dated February 11, 2008, and the traffic information provided by kd Anderson Traffic Engineers for this project. However, the acoustic consultant indicated that variations from the proposed site plans could cause noise levels at the project site to differ from those predicted in their analysis.

Discussion- Item XI-3:

Construction of the project, through build-out, will increase ambient noise levels. Adjacent residents may be negatively impacted. This impact is considered to be temporary and less than significant. A condition of approval for the project will be recommended that limits construction hours so that early evening and early mornings, as well as all day Sunday, will be free of construction noise. No mitigation measures are required.

Discussion- Item XI-4:

The project is not located within an airport land use plan.

Discussion- Item XI-5:

The project is not in the vicinity of any known private airstrip.

XII. POPULATION & HOUSING – Would the project:

1. Induce substantial population growth in an area, either directly (i.e. by proposing new homes and businesses) or indirectly (i.e. through extension of roads or other infrastructure)? (PLN)				X
2. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (PLN)			X	

Discussion Item XII-1:

The proposed house of worship and multi-purpose building would not induce substantial population growth in the area. Any new infrastructure required would serve the proposed project and only benefit the project and the existing residential developments in the area. The house of worship is being constructed to provide a service to existing residences.

Discussion Item XII-2:

The project site is currently developed on one parcel and has an abandoned historic residence on the other. The historic residence would not be impacted as a result of the Minor Land Division and new proposed access that would go through the northern parcel. Only one existing house with residential accessory structures (property is currently rented) would need to be removed to accommodate the proposed project and this is not considered a substantial impact that would necessitate the construction of replacement housing elsewhere.

XIII. PUBLIC SERVICES – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental services and/or facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?

1. Fire protection? (ESD, PLN)			X	
2. Sheriff protection? (ESD, PLN)			X	
3. Schools? (ESD, PLN)				X
4. Maintenance of public facilities, including roads? (ESD, PLN)			X	
5. Other governmental services? (ESD, PLN)				X

Discussion item XIII-1,2,4:

The proposed house of worship will result in additional demand for public services through the following providers: Placer County Fire District, Placer County Sheriff's Department, Department of Public Works. The project proposes to connect to public sewer for sewage disposal service. The proposed project will result in the creation of two new buildings and parking area with associated infrastructure that will be accessed from a County maintained road. The project does not generate the need for more maintenance of public facilities than what was expected with the build out of the Community Plan. The projects impacts to public services are less than significant and no mitigation measures are required.

The project would not result in a substantial adverse physical impact associated with the provision of new or physically altered governmental services and/or facilities. To ensure that significant impacts are not created by the project, the following mitigation measure will be required. Standard conditions of approval will require "Will serve" letters to be submitted from the appropriate service providers as the project's entitlement permits.

Discussion item XIII-3:

The proposed house of worship would not have any impact on school facilities.

Discussion item XIII-5:

The proposed project is not expected to significantly impact any other governmental services.

XIV. RECREATION – Would the project result in:

1. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (PLN)				X
2. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (PLN)				X

Discussion item XIV-1,2:

The proposed church site includes playfields (baseball & soccer fields) that would be made available to the community on a limited basis, and basketball courts. This project would not have any direct impact on existing neighborhood and regional parks or other recreational facilities as the church will not add new residents and will include these elements within the project.

XV. TRANSPORTATION & TRAFFIC – Would the project result in:

	PLN	ESD	EHS	APCD
1. An increase in traffic which may be substantial in relation to the existing and/or planned future year traffic load and capacity of the roadway system (i.e. result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? (ESD)		X		
2. Exceeding, either individually or cumulatively, a level of service standard established by the County General Plan and/or Community Plan for roads affected by project traffic? (ESD)		X		
3. Increased impacts to vehicle safety due to roadway design features (i.e. sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (ESD)			X	
4. Inadequate emergency access or access to nearby uses? (ESD)			X	
5. Insufficient parking capacity on-site or off-site? (ESD, PLN)				X
6. Hazards or barriers for pedestrians or bicyclists? (ESD)			X	
7. Conflicts with adopted policies supporting alternative transportation (i.e. bus turnouts, bicycle racks)? (ESD)				X
8. Change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (PLN)				X

Discussion-Items XV-1,2:

This project proposal will result in the construction of approximately 40,315 square feet in a church and multi purpose building. A traffic impact analysis was prepared for the project. The church services are proposed on Sunday between 8:30 and 9:30 and between 10:30 and 11:30. On Sundays, the project will generate approximately 450 trips before each service and 505 trips after each service and will generate approximately 2,100 daily trips. On weekdays, the church has the potential to generate approximately 22 trips during the a.m. peak hour and 22 trips during the p.m. peak hour with average daily trips of approximately 549. The number of trips generated by the church by ancillary weekday activities is very low in comparison to the church's Sunday traffic volumes. As a result, the traffic impacts of the church on weekdays would not be as great as those identified for Sundays and the focus of the impact analysis is on Sunday peak periods.

With the project traffic added to the existing traffic volumes, all area roadway segments and intersections will continue to operate within acceptable LOS C standards. The project will exceed the guidelines for left turns into the site from northbound Auburn Folsom Road at the proposed access. However, a left turn lane will be provided to alleviate this condition. A right turn lane will be constructed at the project's Auburn Folsom Road access driveway to provide space for traffic entering the site outside the path of through traffic. The proposed project will also construct a raised median within the site access encroachment to prohibit left turns from the site onto northbound Auburn Folsom Road. The project proposes an access connection to Cavitt Stallman through an existing access to the adjoining South Placer Fire District station at the south leg of the Cavitt Stallman / Laird Road intersection. Fire trucks returning to the station do so via this existing access. The project has the potential to impact the existing fire truck access due to exiting vehicle queues after church services backing up from the stop sign on Cavitt Stallman Road toward the church site and blocking the route of returning fire trucks. To prevent existing traffic from blocking the route to the fire station, "Keep Clear" pavement striping will be provided. The project has also been working with the fire station and has offered to design and install an emergency traffic signal at the fire station exit on Auburn Folsom Road.

The impacts of the project have also been analyzed for long-term future (2025) traffic conditions. Without the proposed project and without constructing improvements, many study intersections will operate with Levels of

Service that exceed the minimum established in the Granite Bay Community Plan. The addition of trips generated by the proposed project does not result in conditions in excess of LOS standards at most analyzed off site intersections because the volume of background traffic on Sundays is lower than on weekdays. However, two intersections would be impacted by the project's Sunday traffic: Barton Avenue/Cavitt Stallman and Auburn Folsom / Cavitt Stallman Road. For potential cumulative impacts, the Granite Bay Community Plan includes a fully funded Capital Improvement Program, which with payment of traffic mitigation fees for the ultimate construction of the CIP improvements, would help reduce the cumulative traffic impacts to less than significant levels. When there are impacts to intersections that are not in the CIP, projects mitigate their impacts with payment of fair share contributions. With the increase in background through traffic on Auburn Folsom Road, the length of delays at the project access would increase and the exit will operate at LOS E after services. The construction of an auxiliary acceleration lane south of the project access along the project's frontage would reduce the project's impacts to acceptable LOS.

The addition of the project's traffic has a relatively minor contribution to total traffic volume on study area roadways. The LOS within adopted minimum standards will remain at most locations. The operation of the project will exacerbate the LOS E conditions occurring on Auburn Folsom Road north of Cavitt Stallman Road. The project would be responsible for paying its fair share contribution toward the construction of auxiliary lanes through the Auburn Folsom Road / Cavitt Stallman Road intersection.

The proposed project's impacts associated with increases in traffic can be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures Items XV-1,2:

MM XV.1 This project will be subject to the payment of traffic impact fees that are in effect in this area (Granite Bay), pursuant to applicable Ordinances and Resolutions. The applicant is notified that the following traffic mitigation fee(s) will be required and shall be paid to Placer County DPW prior to issuance of any Building Permits for the project:

- A) County Wide Traffic Limitation Zone: Article 15.28.010, Placer County Code
- B) South Placer Regional Transportation Authority (SPRTA)
- C) Placer County / City of Roseville JPA (PC/CR)

The current total combined estimated fee is \$141,997.34 based on a 40,000 square foot church. The fees were calculated using the information supplied. If either the use or the square footage changes, then the fees will change. The actual fees paid will be those in effect at the time the payment occurs.

MM XV.2 Construct a northbound left-turn lane at the project entrance on Auburn Folsom Road. Traffic striping shall be done by the developer's contractor. The removal of existing striping and other pavement markings shall be completed by the developer's contractor. The design shall conform to criteria specified in the latest version of the Caltrans *Highway Design Manual* for a design speed of 45 mph, unless an alternative is approved by DPW. The lane has been preliminarily designed at a minimum of 500' long.

MM XV.3 Construct a southbound right-turn lane at the project entrance on Auburn Folsom Road. Traffic striping shall be done by the developer's contractor. The removal of existing striping and other pavement markings shall be completed by the developer's contractor. The design shall conform to criteria specified in the latest version of the Caltrans *Highway Design Manual* for a design speed of 45 mph, unless an alternative is approved by DPW.

MM XV.4 Improve the intersection of Cavitt Stallman and Laird Road to the following standard:

- A) Pavement width on south side: 12' eastbound lane and 2' shoulder for 140' back from intersection.
- B) Southwest and southeast corners: widened to provide 40' radii.

Additional widening may be required to accommodate auxiliary lanes, intersection geometrics, bike lanes, or conformance to existing improvements. The roadway structural section shall be designed for a Traffic Index of 8.0, but said section shall not be less than 3" AC/8" Class 2 AB, unless otherwise approved by DPW and the Engineering and Surveying Department. (Ref. Section 4, LDM).

MM XV.5 Install "Keep Clear" pavement striping on the project's connection to the south leg of the Cavitt Stallman / Laird Road intersection (shared driveway with existing fire station).

MM XV.6 Construct a southbound acceleration lane at the project exit onto Auburn Folsom Road south of the project's access. Traffic striping shall be done by the developer's contractor. The removal of existing striping and other pavement markings shall be completed by the developer's contractor. The design shall conform to criteria specified in the latest version of the Caltrans *Highway Design Manual* for a design speed of 45 mph, unless an alternative is approved by DPW.

MM XV.7 Prior to Improvement Plan approval, the applicant shall pay their fair share cost of constructing future traffic signals at the intersections of Laird Road / Wells Avenue, Barton Road / Cavitt Stallman Road, and Laird Road / Cavitt Stallman Road. The fair share percentage and total cost estimate shall be identified/prepared by the applicant's engineer with final approval by the ESD and DPW.

MM XV.8 Prior to Improvement Plan approval, the applicant shall pay their fair share cost of constructing the widening of Auburn Folsom Road to 4 lanes through the Cavitt Stallman Road intersection. The fair share percentage and total cost estimate shall be identified/prepared by the applicant's engineer with final approval by the ESD and DPW.

Discussion-Item XV-3:

The project proposes to construct roadway frontage improvements along Auburn Folsom Road. The project also proposes to construct encroachments (as shown on the preliminary grading plan) onto Auburn Folsom Road and Cavit Stallman Road that meet the Placer County Land Development Manual vehicle sight distance requirements. The preliminary encroachment designs have been accepted by the County as adequate. Therefore, this impact is less than significant and no mitigation measures are required.

Discussion-Item XV-4:

The servicing fire district has provided comments on the proposed project and has not identified any significant impacts from inadequate emergency access or access to nearby uses. The project proposes to construct separate access connections to Auburn Folsom Road and Cavitt Stallman Road. Additionally, for traffic that access the shared driveway with the fire station will install "Keep Clear" pavement striping on the project's connection to the south leg of the Cavitt Stallman / Laird Road intersection (shared driveway with existing fire station) to prevent conflicts with fire response. Therefore, this impact is less than significant and no mitigation measures are required.

Discussion Item XV-5:

The Placer County Zoning Ordinance requires one parking space for every four fixed church seats, one parking space for every 40 square feet of multi-use floor area if there are no fixed seats, and one parking space per office or classroom. The project will provide 412 off-street parking spaces as required by the county.

The parking calculations are as follows:

1. Church Building: 1 stall per 4 fixed seats (900 seats) = 225 stalls
2. Multi-Purpose Building: 1 stall per 40 square feet of floor space (floor space is 7,040 square feet) = 176 stalls
3. Multi-Purpose Building: 4 Classrooms & 2 Offices = 6 stalls
4. Church Building: 2 Classrooms & 3 Offices = 5 stalls

Discussion-Item XV-6:

The proposed project will be constructing site improvements that do not create any hazards or barriers for pedestrians or bicyclists. The road frontage of Auburn Folsom Road will have improvements such as widened pavement widths and a meandering pedestrian path. Therefore, this impact is less than significant and no mitigation measures are required.

Discussion-Item XV-7:

The proposed project will not conflict with any existing policies or preclude anticipated future policies, plans, or programs supporting alternative transportation.

Discussion-Item XV-8:

The project will not result in any change to air traffic patterns.

XVI. UTILITIES & SERVICE SYSTEMS – Would the project:

1. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (ESD)			X	

2. Require or result in the construction of new water or wastewater delivery, collection or treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (EHS, ESD)			X	
3. Require or result in the construction of new on-site sewage systems? (EHS)				X
4. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (ESD)			X	
5. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (EHS)		X		
6. Require sewer service that may not be available by the area's waste water treatment provider? (EHS, ESD)			X	
7. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs in compliance with all applicable laws? (EHS)				X

Discussion- Item XVI-1,2,6:

This project is outside the Service Area Boundary (SAB) for Roseville's Wastewater Treatment Plant (WWTP) and the project's flow will result in an increase beyond that which was planned for in the recent wastewater and recycled water systems evaluation, The South Placer Regional Wastewater and Recycled Water Systems Evaluation. Annexation of this project's property will be required in order to allow sewer service through Placer County's SMD #2. Will-serve letters will also be required by the agency as part of the projects standard conditions of approval for the entitlement permit. The project is proposing to private a lift station to convey sewer flow to the existing sewer system within Auburn Folsom Road. The sewage generated by the proposed project would be typical of church developments. Based on the Sewerage Evaluation dated March 16, 2009, the projected Average Dry Weather Flow (ADWF) from the 7.6 acre Project site, based on a unit flow factor of 660 gallons per day (gpd) per acre, is 5,016 gallons per day (gpd) or 0.005 million gallons per day (mgd). The 0.005 mgd increase in ADWF will not require an additional expansion in the capacity of the Dry Creek WWTP, will not cause the expansion sizing to be changed or accelerated, and is within the current capacity of the treatment plant. Based on the results of the evaluation, the addition of wastewater flows from the project will not result in any new capacity deficiencies or significantly exacerbate any existing capacity deficiencies in the South Placer Wastewater Authority (SPWA) trunk sewer system. The report concluded that there will be no impacts on the Dry Creek Wastewater Treatment Plant or on the ability of the treatment plant to meet discharge limits. Therefore, this impact is less than significant and no mitigation measures are required other than annexation of the project site to SMD 2.

The project will result in the construction of new treated water delivery facilities. The Placer County Water Agency has provided their comments which detail their requirements for this project. This impact is less than significant and no mitigation measures are required.

Discussion- Item XVI-3:

This project will be served by public sewer service and will not require the construction of new on-site sewage disposal systems.

Discussion- Item XVI-4:

The storm water will be collected in the proposed on site drainage facilities and conveyed via an underground storm drain systems and engineered drainage swales to the existing discharge point locations. The existing drainage systems have the capacity to accept flows from the proposed project. This project proposes the construction of a storm drain system to Placer County standards. The construction of the drainage facilities will not cause significant environmental effects. Therefore, this impact is less than significant.

Discussion- Item XVI-5:

Placer County Water Agency (PCWA) is the agency charged with providing treated water service and has indicated their requirements to serve the project. The service requirements letter provided by PCWA indicates that the Stallman Canal overflow pipe and the Hidden Valley raw water service are located in close proximity to the western boundary of parcel 035-120-021. Additionally, the overflow pipe drains into the existing pond on this parcel. PCWA noted that the agency will continue to spill water from the Stallman Canal through this parcel as described in the existing easement and that measures should be taken to prevent damage to PCWA facilities and associated

easements. Additionally, measures should be taken to prevent impacts to any new construction and downstream properties. Failure to comply with this service requirement letter could result in a potentially significant impact.

Mitigation Measures Item XVI-5:

MM XVI.5: Prior to submittal of Improvement Plans, the project proponent shall contact PCWA in order to verify the location of the Stallman Canal overflow pipeline. Any proposed improvements will maintain appropriate setbacks from facilities and easements as required by PCWA, including the Stallman Canal overflow pipe and the Hidden Valley raw water service. Permanent structures will not be placed within existing easements. During construction, the project applicant will protect and maintain the existing PCWA easements and facilities. Any construction that could potentially impact PCWA facilities and/or easements will require prior approval and/or encroachment permits from PCWA.

Discussion- Item XVI-7:

Solid waste in the project area is collected by Auburn Placer Disposal Service (APDS) and processed at the Western Regional Materials Recovery Facility (MRF). This landfill has sufficient permitted capacity to accommodate the project's solid waste disposal needs. APDS has indicated that a will-serve letter will be issued upon review and approval of the project site plans for enclosure specification and approach. As a project condition of approval, the project proponent will be required to obtain APDS' approval of the site plans and provide a will-serve letter for this project. No mitigation measures are required.

E. MANDATORY FINDINGS OF SIGNIFICANCE:

1. Does the project have the potential to degrade the quality of the environment, substantially impact biological resources, or eliminate important examples of the major periods of California history or prehistory?		x
2. Does the project have the potential for impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)		x
3. Does the project have environmental effects, which will cause the potential for substantial adverse effects on human beings, either directly or indirectly?		x

F. OTHER RESPONSIBLE AND TRUSTEE AGENCIES whose approval is required:

<input checked="" type="checkbox"/> California Department of Fish and Game	<input type="checkbox"/> Local Agency Formation Commission (LAFCO)
<input type="checkbox"/> California Department of Forestry	<input type="checkbox"/> National Marine Fisheries Service
<input type="checkbox"/> California Department of Health Services	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> California Department of Toxic Substances	<input checked="" type="checkbox"/> U.S. Army Corp of Engineers
<input checked="" type="checkbox"/> California Department of Transportation	<input checked="" type="checkbox"/> U.S. Fish and Wildlife Service
<input type="checkbox"/> California Integrated Waste Management Board	<input type="checkbox"/> _____
<input checked="" type="checkbox"/> California Regional Water Quality Control Board	<input type="checkbox"/> _____

G. DETERMINATION – The Environmental Review Committee finds that:

<input type="checkbox"/>	The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE
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	DECLARATION will be prepared.
<input checked="" type="checkbox"/>	Although the proposed project COULD have a significant effect on the environment, there WILL NOT be a significant effect in this case because the mitigation measures described herein have been added to the project. A MITIGATED NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/>	The proposed project is within the scope of impacts addressed in a previously-adopted Negative Declaration, and that only minor technical changes and/or additions are necessary to ensure its adequacy for the project. An ADDENDUM TO THE PREVIOUSLY-ADOPTED NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/>	The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required (i.e. Project, Program, Subsequent, or Master EIR).
<input type="checkbox"/>	The proposed project MAY have a significant effect(s) on the environment, and at least one effect has not been adequately analyzed in an earlier document pursuant to applicable legal standards. Potentially significant impacts and mitigation measures that have been adequately addressed herein or within an earlier document are described on attached sheets (see Section D.f. above). A SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT will be prepared to address those effect(s) that remain outstanding.
<input type="checkbox"/>	The proposed project is within the scope of impacts addressed in a previously-certified EIR, and that some changes and/or additions are necessary, but none of the conditions requiring a Subsequent or Supplemental EIR exist. An ADDENDUM TO THE PREVIOUSLY-CERTIFIED EIR will be prepared (see CEQA Guidelines, Section 15164).
<input type="checkbox"/>	The proposed project is within the scope of impacts addressed in a previously-certified Program EIR, and that no new effects will occur nor new mitigation measures are required. Potentially significant impacts and mitigation measures that have been adequately examined in an earlier document are described on attached sheets, including applicable mitigation measures that are imposed upon the proposed project (see Section D.f. above). NO FURTHER ENVIRONMENTAL DOCUMENT will be prepared (see CEQA Guidelines, Sections 15168(c)(2), 15180, 15182, 15183).
<input type="checkbox"/>	Other _____

H. ENVIRONMENTAL REVIEW COMMITTEE (Persons/Departments consulted):

Planning Department, Roy Schaefer, Chairperson
 Engineering and Surveying Department, Phillip Frantz
 Engineering and Surveying Department, Wastewater, Janelle Fortner
 Department of Public Works, Transportation, Amber Conboy
 Environmental Health Services, Jill Kearney
 Air Pollution Control District, Angel Rinker
 Flood Control Districts, Andrew Darrow
 Facility Services, Parks, Andy Fisher
 Placer County Fire / CDF, Bob Eicholtz

Signature 

Gina Langford, Environmental Coordinator

Date 8/17/09

I. SUPPORTING INFORMATION SOURCES:

The following public documents were utilized and site-specific studies prepared to evaluate in detail the effects or impacts associated with the project. This information is available for public review, Monday through Friday, 8am to 5pm, at the Placer County Community Development Resource Agency, Environmental Coordination Services, 3091 County Center Drive, Suite 190, Auburn, CA 95603. For Tahoe projects, the document will also be available in our Tahoe Division office, 565 West Lake Blvd., Tahoe City, CA 96145.

County Documents	<input checked="" type="checkbox"/> Granite Bay Community Plan
	<input checked="" type="checkbox"/> Environmental Review Ordinance
	<input checked="" type="checkbox"/> Placer County General Plan

	<input type="checkbox"/> Grading Ordinance	
	<input type="checkbox"/> Land Development Manual	
	<input type="checkbox"/> Land Division Ordinance	
	<input type="checkbox"/> Stormwater Management Manual	
	<input checked="" type="checkbox"/> Tree Ordinance	
	<input checked="" type="checkbox"/> Placer County Zoning Ordinance	
Trustee Agency Documents	<input type="checkbox"/> Department of Toxic Substances Control	
	<input type="checkbox"/> _____	
	<input type="checkbox"/> _____	
Site-Specific Studies	Planning Department	<input type="checkbox"/> Acoustical Analysis
		<input checked="" type="checkbox"/> Biological Study
		<input checked="" type="checkbox"/> Cultural Resources Pedestrian Survey
		<input checked="" type="checkbox"/> Cultural Resources Records Search
		<input checked="" type="checkbox"/> Lighting & Photometric Plan
		<input type="checkbox"/> Paleontological Survey
		<input checked="" type="checkbox"/> Tree Survey & Arborist Report
		<input checked="" type="checkbox"/> Visual Impact Analysis
		<input checked="" type="checkbox"/> Wetland Delineation
		<input checked="" type="checkbox"/> Noise Assessment
		<input type="checkbox"/> _____
		<input type="checkbox"/> _____
	Engineering & Surveying Department, Flood Control District	<input checked="" type="checkbox"/> Phasing Plan
		<input checked="" type="checkbox"/> Preliminary Grading Plan
		<input type="checkbox"/> Preliminary Geotechnical Report
		<input checked="" type="checkbox"/> Preliminary Drainage Report
		<input checked="" type="checkbox"/> Stormwater & Surface Water Quality BMP Plan
		<input checked="" type="checkbox"/> Traffic Study
		<input checked="" type="checkbox"/> Sewer Pipeline Capacity Analysis
		<input type="checkbox"/> Placer County Commercial/Industrial Waste Survey (where public sewer is available)
		<input type="checkbox"/> Sewer Master Plan
		<input checked="" type="checkbox"/> Utility Plan
		<input type="checkbox"/> _____
		<input type="checkbox"/> _____
	Environmental Health Services	<input type="checkbox"/> Groundwater Contamination Report
		<input type="checkbox"/> Hydro-Geological Study
		<input checked="" type="checkbox"/> Phase I Environmental Site Assessment
		<input checked="" type="checkbox"/> Soils Screening
		<input type="checkbox"/> Preliminary Endangerment Assessment
		<input type="checkbox"/> _____
	Air Pollution Control District	<input type="checkbox"/> CALINE4 Carbon Monoxide Analysis
		<input type="checkbox"/> Construction emission & Dust Control Plan
		<input type="checkbox"/> Geotechnical Report (for naturally occurring asbestos)
		<input type="checkbox"/> Health Risk Assessment
		<input type="checkbox"/> URBEMIS Model Output

Initial Study & Checklist continued

		<input type="checkbox"/> _____
		<input type="checkbox"/> _____
	Fire Department	<input type="checkbox"/> Emergency Response and/or Evacuation Plan
		<input type="checkbox"/> Traffic & Circulation Plan
		<input type="checkbox"/> _____
	Mosquito Abatement District	<input type="checkbox"/> Guidelines and Standards for Vector Prevention in Proposed Developments
<input type="checkbox"/> _____		